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SALES & LETTINGS

Mill Hill Lane, DEI5 0BB

Asking Price £235,000



https://www.abodemidlands.co.uk







Three Bedrooms **Semi-Detached**
Large Rear Garden **Driveway**
Conservatory

Occupying a generous plot within the ever-popular suburb of Winshill, this well-maintained three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by ample off-road parking and an impressive mature rear garden. Ideally suited to families and first-time buyers alike, the property enjoys a convenient position close to local schools, everyday amenities and excellent transport links into Burton-on-Trent.

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Accommodation

The accommodation begins with a welcoming entrance hallway featuring a striking tiled floor, staircase rising to the first floor and doors leading to the principal ground floor accommodation.

Positioned to the front of the property is a comfortable living room centred around an attractive feature fireplace, creating a cosy space to relax. An open archway leads seamlessly into the separate dining room, providing an excellent area for entertaining or family meals. Sliding patio doors open directly into the conservatory, offering additional reception space whilst enjoying pleasant views across the rear garden.

The fitted kitchen is positioned to the rear of the property and is appointed with a comprehensive range of wall and base units, complementary work surfaces, integrated oven and hob, together with space for further appliances. A door leads directly into the conservatory, creating a practical flow for everyday living.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom is a generous double overlooking the rear garden, whilst the second bedroom is also a spacious double positioned to the front. Completing the accommodation is a third bedroom, ideal as a child's room, nursery or home office.

The first floor is served by a contemporary shower room, fitted with a walk-in shower enclosure, wash hand basin, WC and chrome heated towel rail.



Externally, the property benefits from a block-paved driveway to the front providing off-road parking. Gated side access leads to the beautifully established rear garden, which enjoys an excellent degree of privacy. The garden has been thoughtfully landscaped with a decked seating terrace adjoining the conservatory, a generous lawn bordered by mature trees, shrubs and well-stocked planting, together with useful timber sheds, creating a wonderful outdoor space for both relaxing and entertaining.









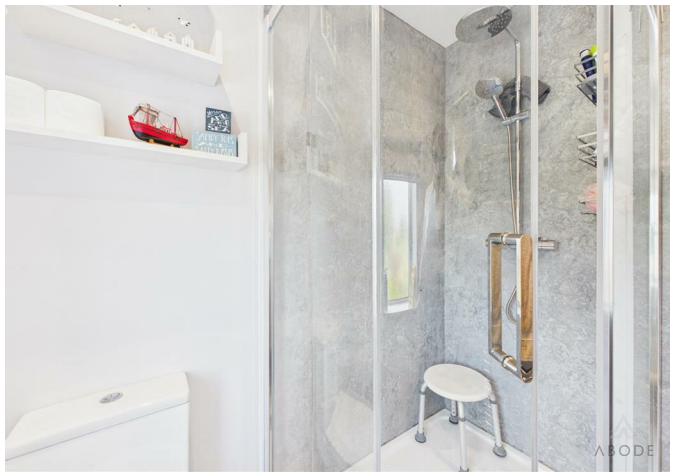



















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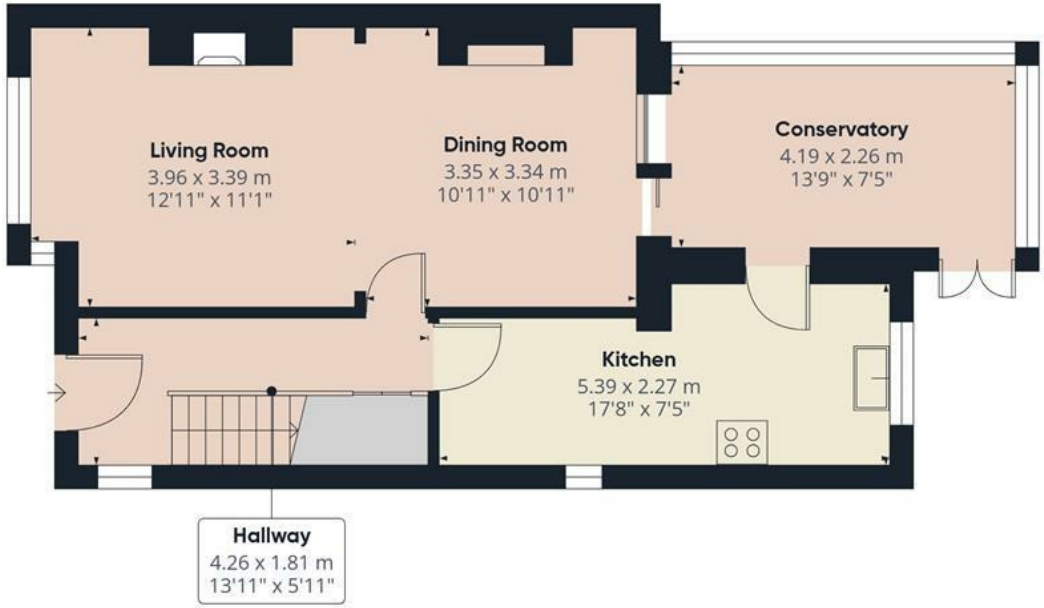




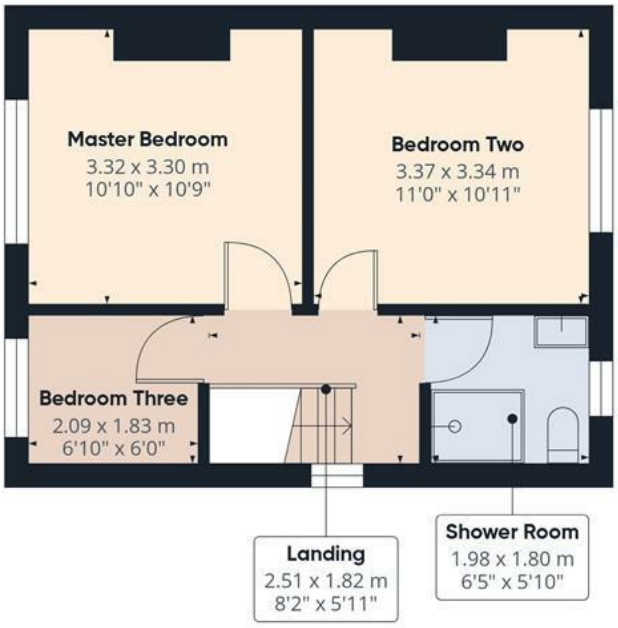








Floor 0



Floor 1



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Approximate total area(1)

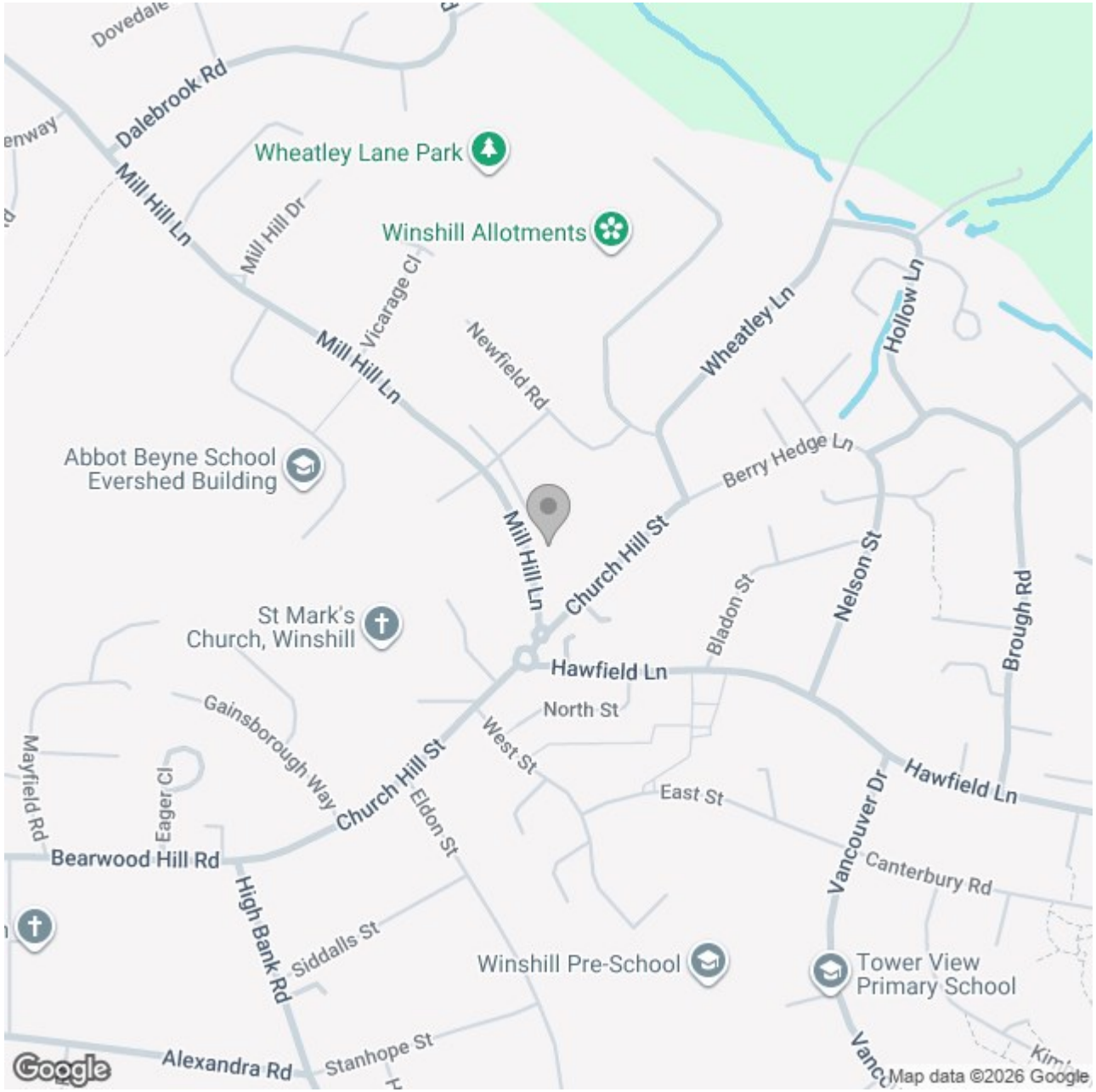
85.1 m²

915 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.