

HARWOOD

THE ESTATE AGENT

01952 881010

36 Winnifreds Drive, Donnington TF2 8BA



£ 1 8 9, 9 5 0 region

This well arranged three bedroom home offers a practical and inviting layout across two floors, making it ideal for families, first time buyers, or anyone seeking generous living space. The property features a good sized lounge and dining room, providing flexibility for both everyday living and entertaining. The kitchen sits to the rear and offers a good amount of workspace and storage, while a convenient WC completes the ground floor. Upstairs, you'll find three well proportioned bedrooms, including two doubles and a generous single that also works perfectly as a home office or nursery. A smart family bathroom serves all bedrooms. A parking area sits to the front of the property, and a well maintained, sizeable garden is located to the rear. With its balanced layout, two reception rooms, and three versatile bedrooms, this home offers excellent potential and plenty of space to make your own. The location offers easy access to local schooling and amenities, as well as excellent connectivity to the major road network.

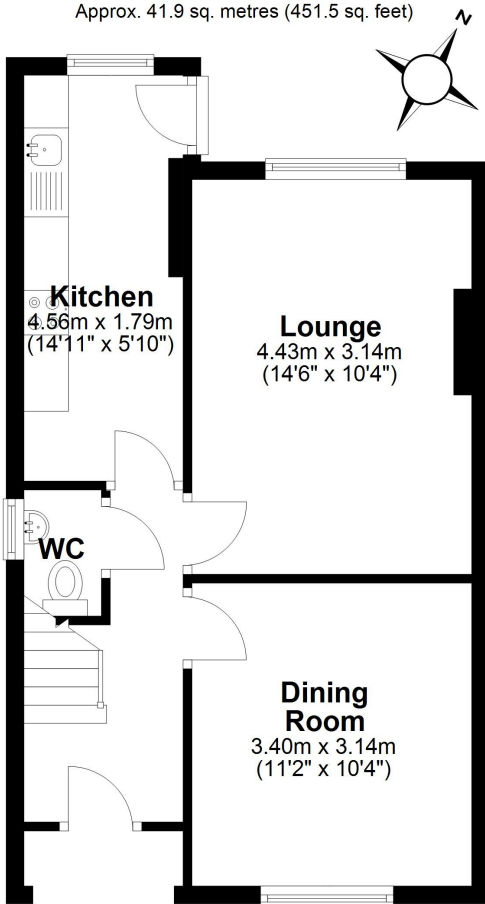
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





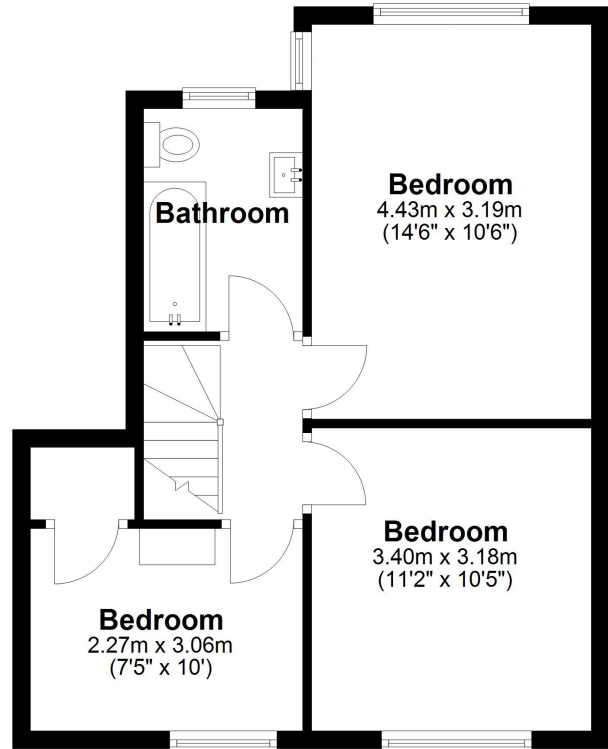
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.7 sq. feet)

Tenure Freehold **Council tax** Band A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 19th June 2026