







Situated in the popular residential area of Winhill, Burton-on-Trent, this well-presented three-bedroom end-townhouse offers a modern interior, spacious living accommodation, and a good-sized plot with both front and rear gardens. The property features a contemporary kitchen, a separate dining area with French doors to the garden, a generous lounge with a feature fireplace, a downstairs WC, and two bathrooms including an en-suite to the master bedroom. With off-street parking and a large, tiered rear garden ideal for entertaining, this home provides an excellent opportunity for families or first-time buyers alike.



## Accommodation

### GROUND FLOOR

A front entrance door opens into the hallway, which provides access to the downstairs WC and the main living space. The lounge is a spacious room positioned to the front of the property, featuring a large window allowing in plenty of natural light, a central heating radiator, and a focal point fireplace with a modern surround. A door leads through to the kitchen-diner, which stretches across the rear of the property. The kitchen is fitted with a selection of matching wall and base units with contrasting worktops, an inset sink and drainer, integrated oven, four-ring gas hob with extractor over, and space for appliances including a washing machine and fridge freezer. The dining area has space for a family dining table and features double glazed French doors opening out to the rear garden.

### FIRST FLOOR

The first-floor landing provides access to three bedrooms and a family bathroom. The master bedroom overlooks the front of the property and benefits from an en-suite shower room, fitted with a three-piece suite including a shower cubicle, wash hand basin, and low-level WC. The second bedroom is another double room with a window to the rear, while the third bedroom overlooks the rear garden. The family bathroom comprises a modern three-piece suite including a panelled bath with shower over, a wash hand basin, and a low-level WC, with part-tiled walls and a frosted double glazed window.

### OUTSIDE

To the front, the property has a lawned garden with



a paved pathway leading to the entrance door and off-street parking adjacent. The rear garden is a fantastic size and has been landscaped to create a series of decked seating areas, perfect for outdoor dining and relaxation. The garden also features a lawned section, fenced boundaries for privacy, and rear access via a gate.

### LOCATION

Located in the sought-after area of Winhill, this property benefits from a range of local amenities including shops, parks, and reputable schools. Burton town centre is only a

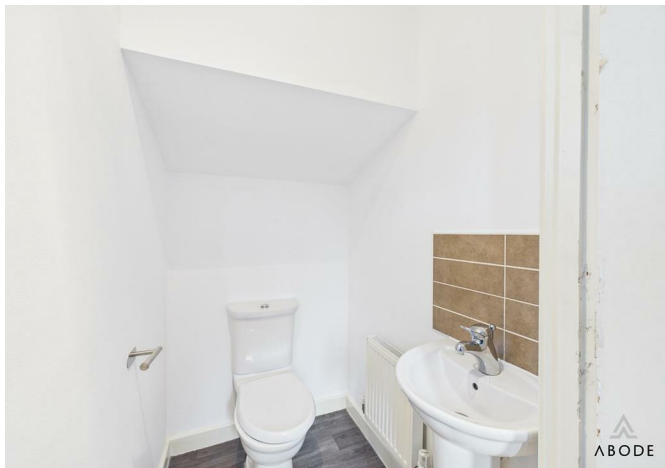
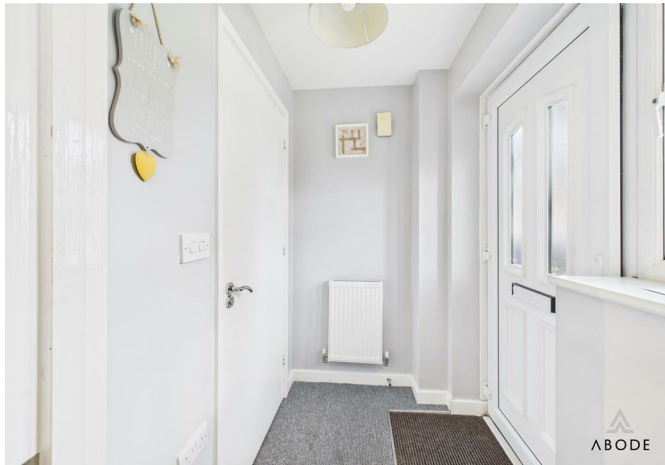








short distance away, providing further amenities, restaurants, and transport links. The A38 and A511 offer convenient access to nearby towns and cities such as Derby, Lichfield, and Birmingham, making this an excellent choice for commuters and families alike.





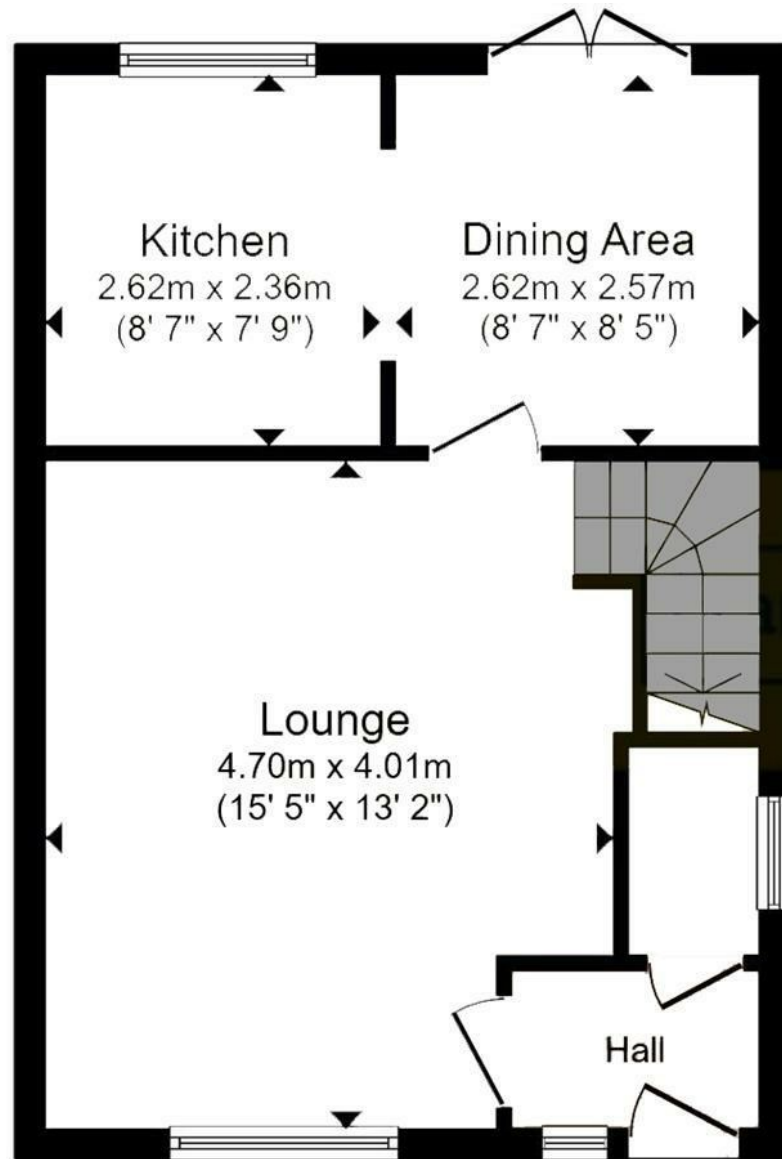




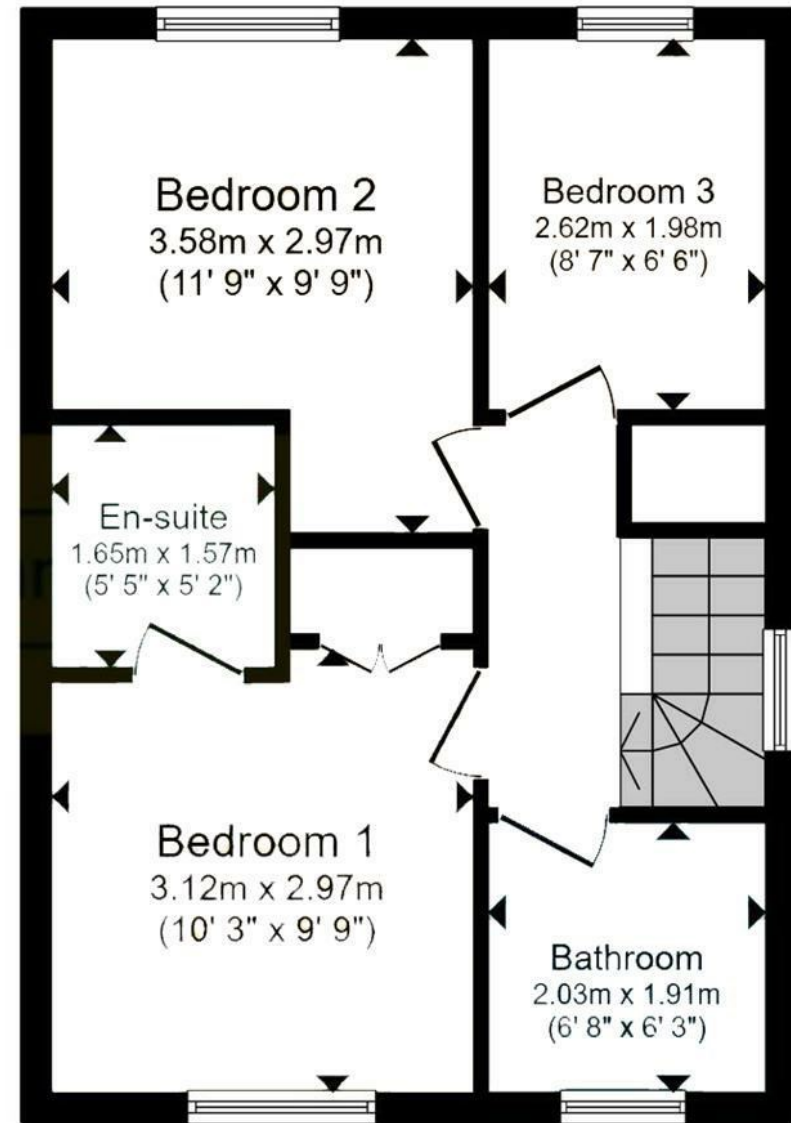








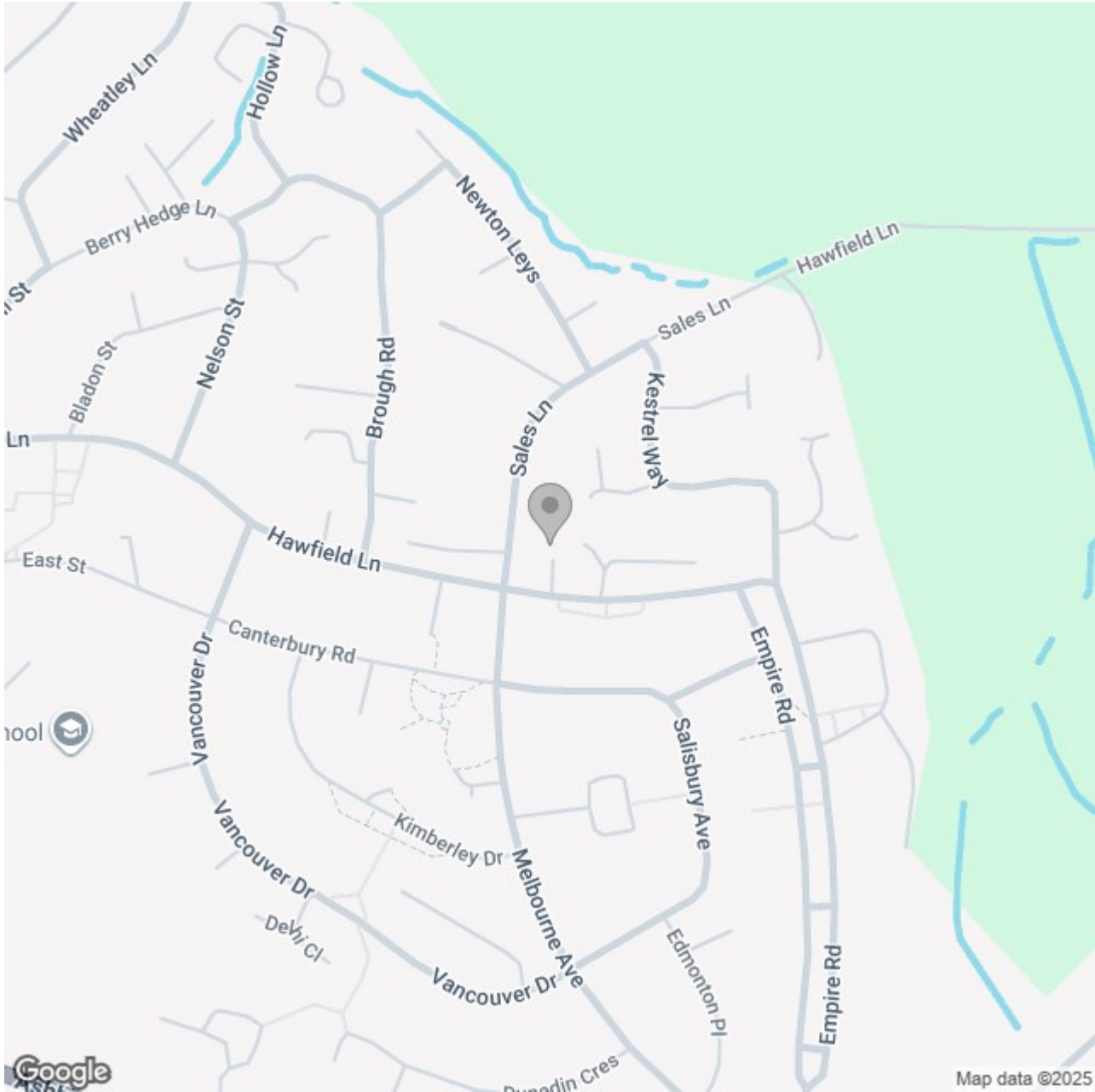
**Ground Floor**



**First Floor**







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC