







A well-presented three-bedroom detached family home occupying a pleasant position within a popular residential area of Winshill. The property offers balanced accommodation across two floors, including a spacious living room, separate dining room, modernised kitchen, ground floor WC, integral garage and a useful attic room. Outside, the home benefits from off-street parking, a private rear garden and access into the garage. An ideal opportunity for those seeking a detached home with scope to personalise, located within easy reach of local amenities and transport links.



## Accommodation

### Ground Floor

The accommodation is approached via a welcoming entrance hallway with stairs rising to the first floor and access to a ground floor WC. From here, a door opens into the generously proportioned living room, which enjoys a dual-aspect feel with a bay window to the front elevation and French doors opening out to the rear garden, allowing plenty of natural light and offering space for a variety of seating arrangements.

To the rear of the property is a separate dining room, providing a defined space for family dining and entertaining, with direct access to the garden. Adjacent to this is the fitted kitchen, which has been updated and features a range of modern wall and base units, integrated cooking appliances, complementary work surfaces and a window overlooking the rear garden.

### First Floor

The first-floor landing gives access to three bedrooms and the family bathroom. The principal bedroom is a comfortable double room positioned to the front of the property, benefitting from fitted bedroom furniture. Bedroom two is also a well-proportioned room overlooking the rear garden, while bedroom three is ideal as a child's room, guest bedroom or home office.

Completing the first floor is the family bathroom,



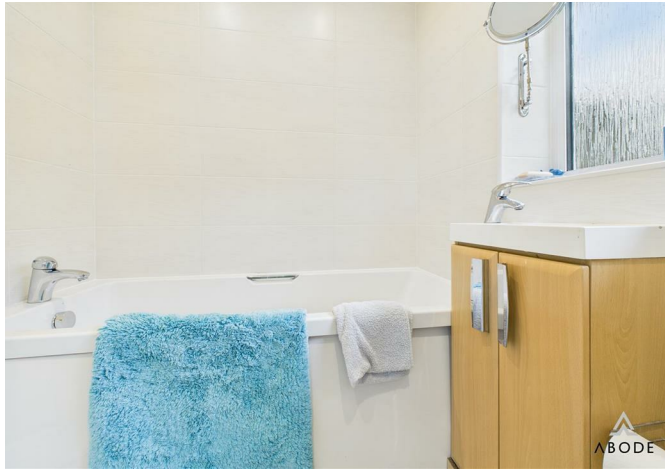
which is fitted with a modern white suite comprising a bath, separate shower enclosure, wash hand basin and WC, with tiled surrounds and a window providing natural ventilation. Accessed from the first-floor landing is a substantial attic room, offering a versatile additional space suitable for storage, hobbies or occasional use, with reduced head height in places.











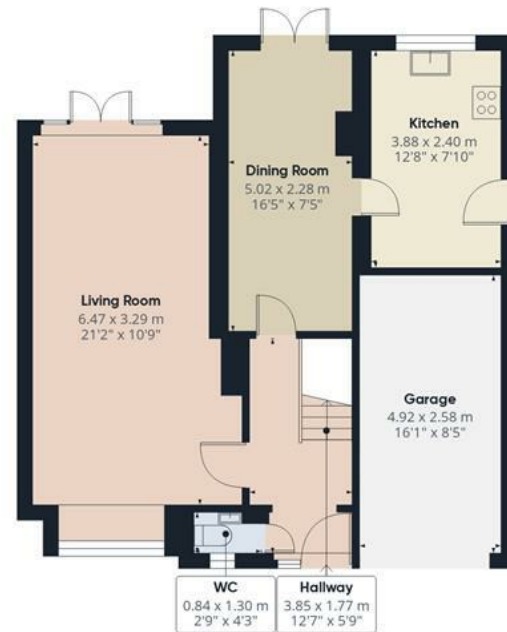
## Outside

To the front of the property is a driveway providing off-street parking, leading to the integral garage, with an adjacent lawned garden. The rear garden is enclosed and enjoys a good degree of privacy, being mainly laid to lawn with paved seating areas, making it ideal for outdoor dining and relaxation.

## Location

Situated in Winshill, the property is well placed for a range of local amenities, including shops, schools and healthcare facilities. Burton-upon-Trent town centre is within easy reach, offering a wider selection of shopping and leisure options, while commuters benefit from good access to the A38, A50 and rail links. Nearby green spaces and countryside walks further enhance the appeal of the location.





Floor 0

Approximate total area<sup>m</sup>

122.9 m<sup>2</sup>

1323 ft<sup>2</sup>

Reduced headroom

16.4 m<sup>2</sup>

177 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

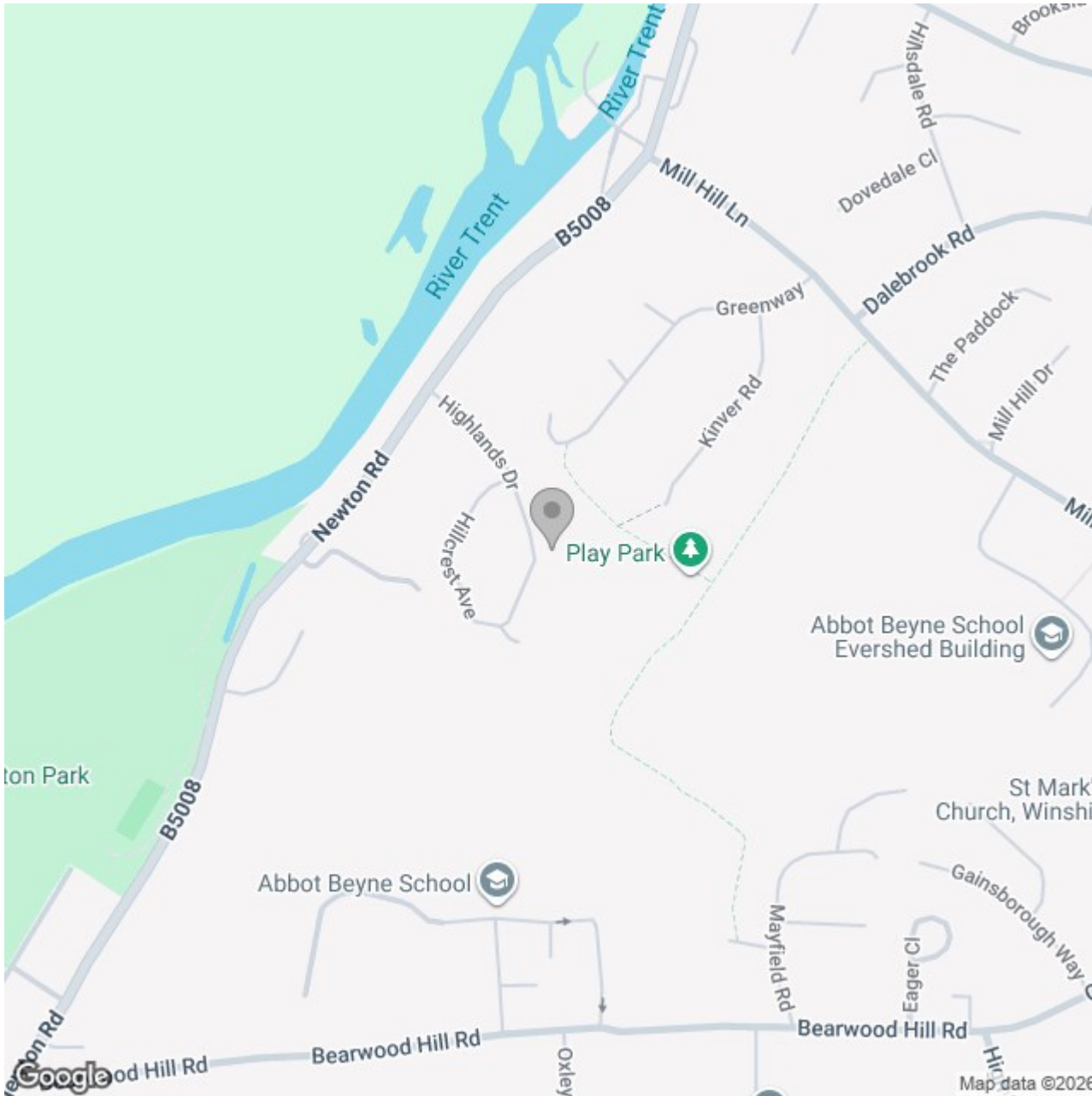
Reduced headroom

Below 1.5 m/5 ft

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

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## Energy Efficiency Rating

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