



Hillsdale Road, Winhill,
Burton-on-Trent



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Offers in excess of £200,000



Key Features

- Split Level Bungalow Residence
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Lovely Position On Popular Development
- Driveway & Detached Garage
- Viewing A Must To Appreciate
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious split level, two double bedroomed bungalow located on the popular and convenient Dalebrook development. Internally the accommodation comprises: - split level entrance hall with steps rising up to the kitchen and main reception room, on the lower level are two double bedrooms, the master bedroom having built-in wardrobes and there is also a bathroom with modern white suite. Outside there are gardens to both front and rear and a driveway leads to a detached sectional garage.

Accommodation In Detail

Obscure Upvc double glazed entrance door with obscure double glazed lights to side and over leading to:

Split Level Entrance Hall

having fitted oak effect laminate flooring, fitted dado rail, one central heating radiator and useful understairs store.

Kitchen 2.36m x 2.91m (7'8" x 9'6")

having a good range of high gloss white fronted base and wall mounted units with complementary working surfaces, one central heating radiator, polycarbonate sink and draining unit, Upvc double glazed window to front elevation and full height storage cupboard housing modern Baxi condensing combi boiler.

Reception Room 3.64m x 5.33m (11'11" x 17'6")

having Upvc double glazed picture window to rear elevation, Upvc double glazed French door opening out to the rear patio, oak effect laminate flooring, one central heating radiator and feature fireplace with marble backplate and hearth.

Master Bedroom 3.64m x 3.62m (11'11" x 11'11")

having a good range of built-in wardrobes together with kneehole dressing table with cupboards over, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 2.61m x 2.89m (8'7" x 9'6")

having Upvc double glazed window to side elevation and one central heating radiator.

Bathroom

having modern white suite comprising panelled bath, pedestal wash basin, low level wc, full tiling complement to bath area, one central heating radiator and obscure Upvc double glazed window to front elevation.

Outside

To the front of the property is a mainly lawned fore garden with an adjacent driveway which leads to a detached sectional garage with electric power and light. To the rear there are various paved areas together with a shaped lawn, the garden being well screened and private.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

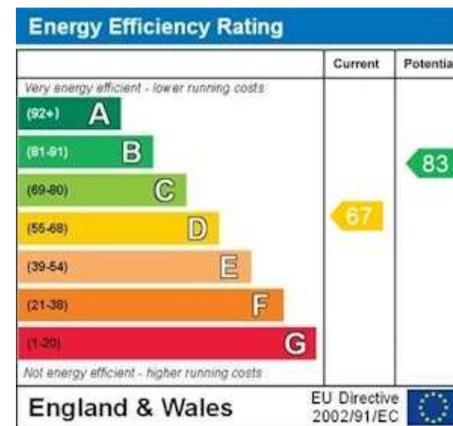
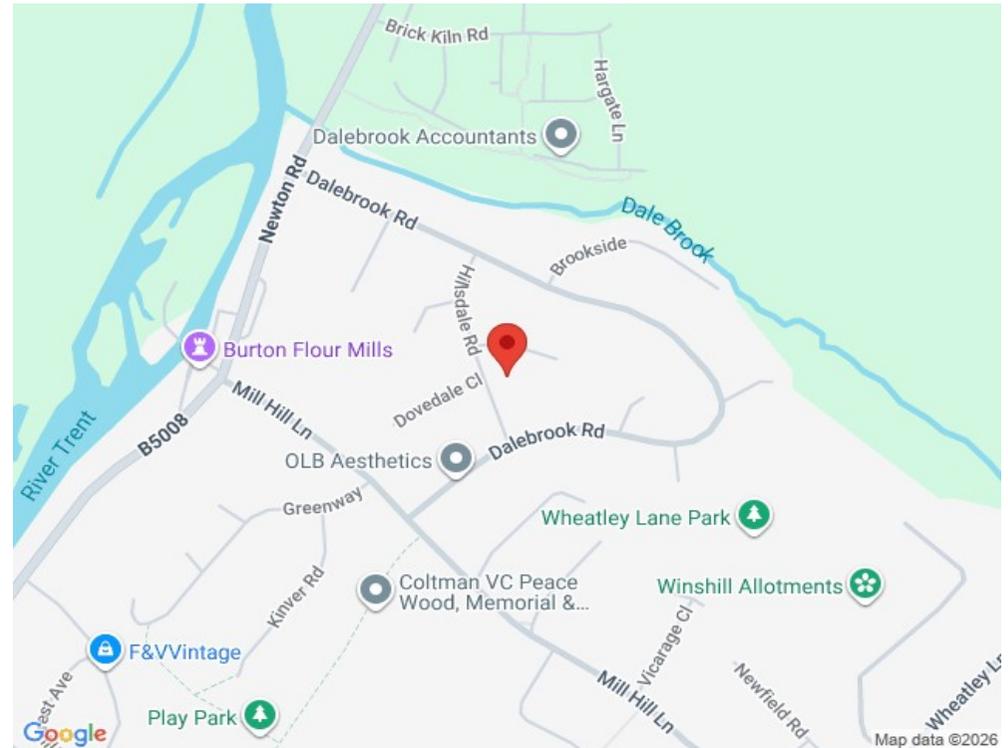
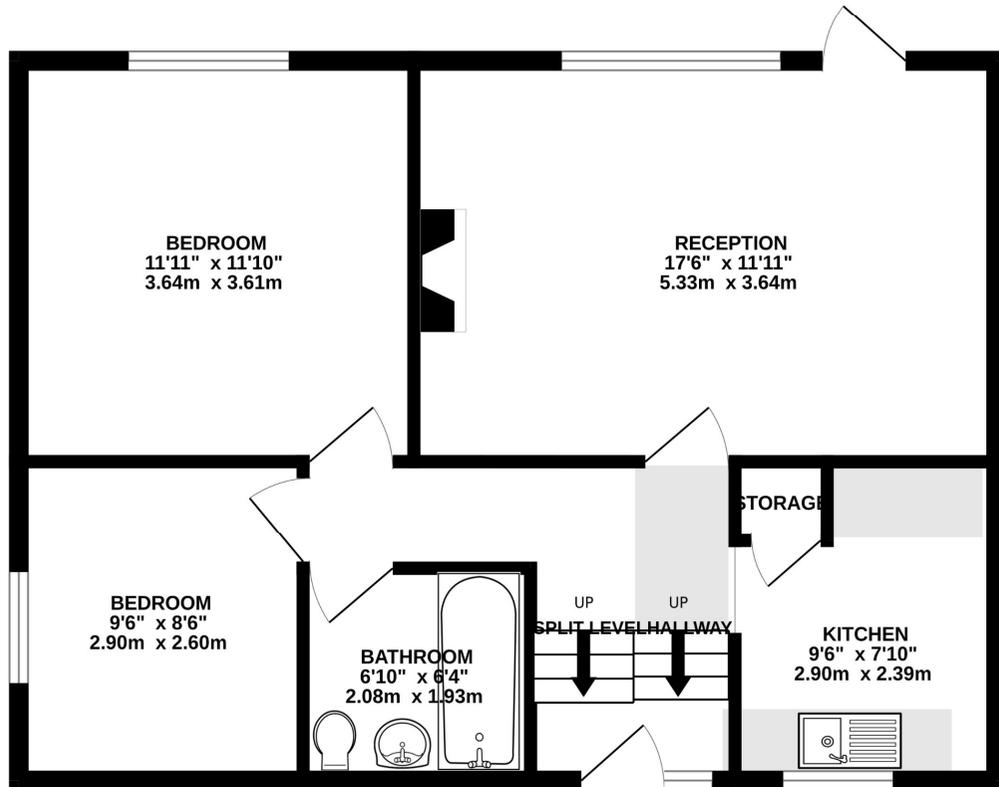
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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