



Kinver Road, Winshill, Burton-on-Trent



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Offers in Excess of £250,000

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## Key Features

- Modern Detached Home
- Three Bedrooms
- Highly Regarded Residential Location
- Stunning Open Plan Dining Kitchen
- Well Presented Throughout
- Large Mature Landscaped Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedrooomed detached home occupying a popular convenient position upon this quiet cul de sac. The home has been upgraded and features gas centrally heated and Upvc double glazed accommodation which in brief comprises: - entrance hall, sitting room, fabulous open plan living dining kitchen, utility, guest cloak room and on the first floor a landing leads to three bedrooms, en-suite to master bedroom and family bathroom. Outside to the front is a lawned fore garden and a driveway leads to an attached garage. To the rear is a large landscaped garden featuring stunning patio and mature garden beyond.

#### Accommodation In Detail

Upvc composite entrance door with light to side leading to:

#### Entrance Hall

having staircase rising to first floor, one central heating radiator and fitted timber effect flooring.

#### Sitting Room 4.45m x 3.78m (14'7" x 12'5")

having Upvc double glazed window to front elevation, one double central heating radiator, plasma style fitted gas fire with remote control and oak double doors leading through to:

#### Fabulous Re-Fitted Dining Kitchen 5.84m x 3.48m (19'2" x 11'5")

having a lovely array of high gloss cream fronted base units with complementary rolled edged working surfaces, eye level oven, four ring gas hob with extractor over, contemporary stainless steel Franke sink with swan neck mixer tap, Upvc double glazed window, French doors opening out to the rear patio, white ceramic tiling to floor, full height vertical radiator, low intensity spotlights to ceiling and useful understairs storage cupboard.



#### Utility 1.57m x 2.16m (5'2" x 7'1")

having cream fronted 3/4 height units one containing fitted ideal condensing combi gas fired central heating boiler, plumbing for washing machine, white/grey marble effect ceramic tiling to floor, one central heating radiator, low intensity spotlights to ceiling and Upvc double glazed door leading out to rear patio.

#### Guest Cloak Room

having low level wc with concealed cistern, vanity wash basin, range of fitted base and wall mounted cupboards, one central heating radiator, obscure Upvc double glazed window to side elevation, white/grey marble effect ceramic tiling to floor and low intensity spotlights to ceiling.

#### On The First Floor

#### Landing

having access to loft space, fitted smoke alarm and large full height storage cupboard.

#### Bedroom One

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

#### En-Suite Shower Room

having re-fitted suite comprising low level wc, vanity wash basin with cupboard under, shower enclosure with glass door and thermostatically controlled shower, full tiling complement to walls, low intensity spotlights to ceiling, obscure Upvc double glazed window to side elevation, fitted shaver point and fitted extractor vent.

#### Bedroom Two 2.76m x 2.85m (9'1" x 9'5")

having built-in range of wardrobes and shelving, Upvc double glazed window to front elevation and one central heating radiator.

#### Bedroom Three 2.61m x 2.08m (8'7" x 6'10")

having upvc double glazed window to rear elevation and one central heating radiator.

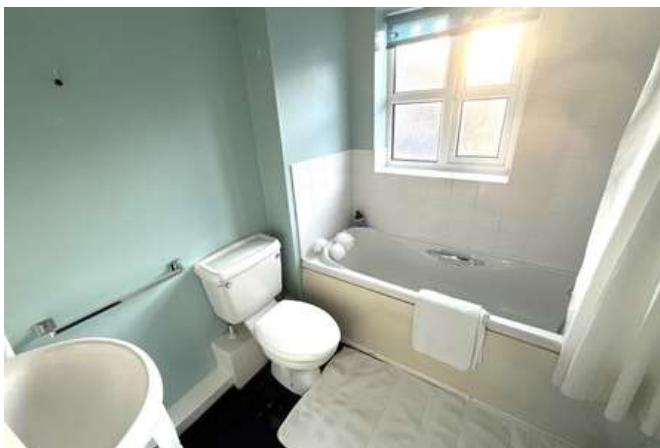


### Bathroom

having three piece suite comprising vanity wash basin, low level wc, panelled bath with Victorian style mixer tap and shower attachment, attractive tiling complement, heated chrome ladder towel radiator and obscure Upvc double glazed window to front elevation.

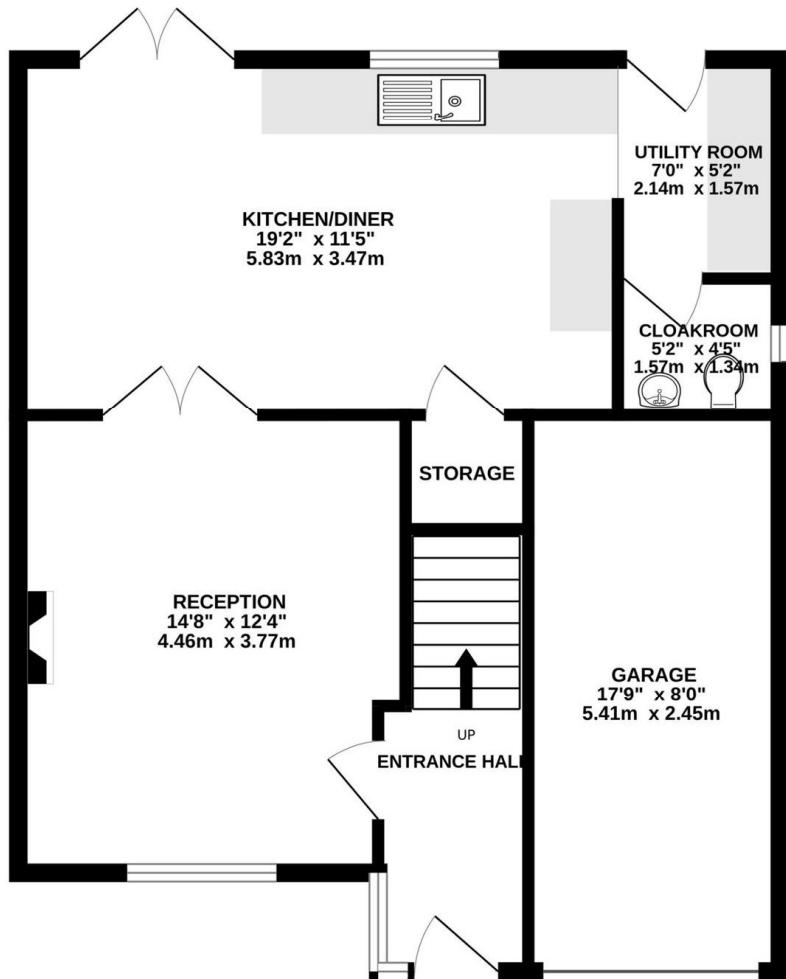
### Outside

To the front of the home is a lawned fore garden and a tarmacadam driveway which leads to an attached garage with up and over door, electric light and power. To the rear is a very pleasant garden providing fabulous views over the Trent Valley. The garden has a large flagged patio area with raised border, steps gradually lead down to a lovely mature well screened garden which features both shrubbed and lawned areas. There is external lighting and power.

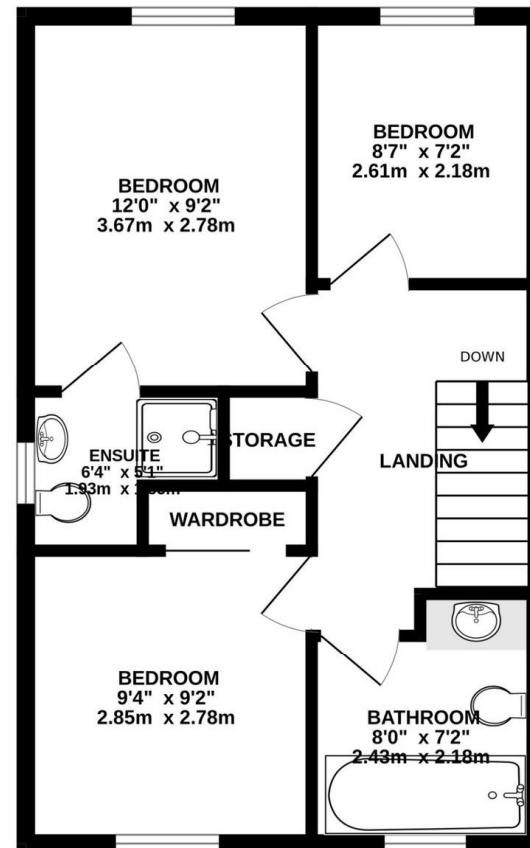




GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



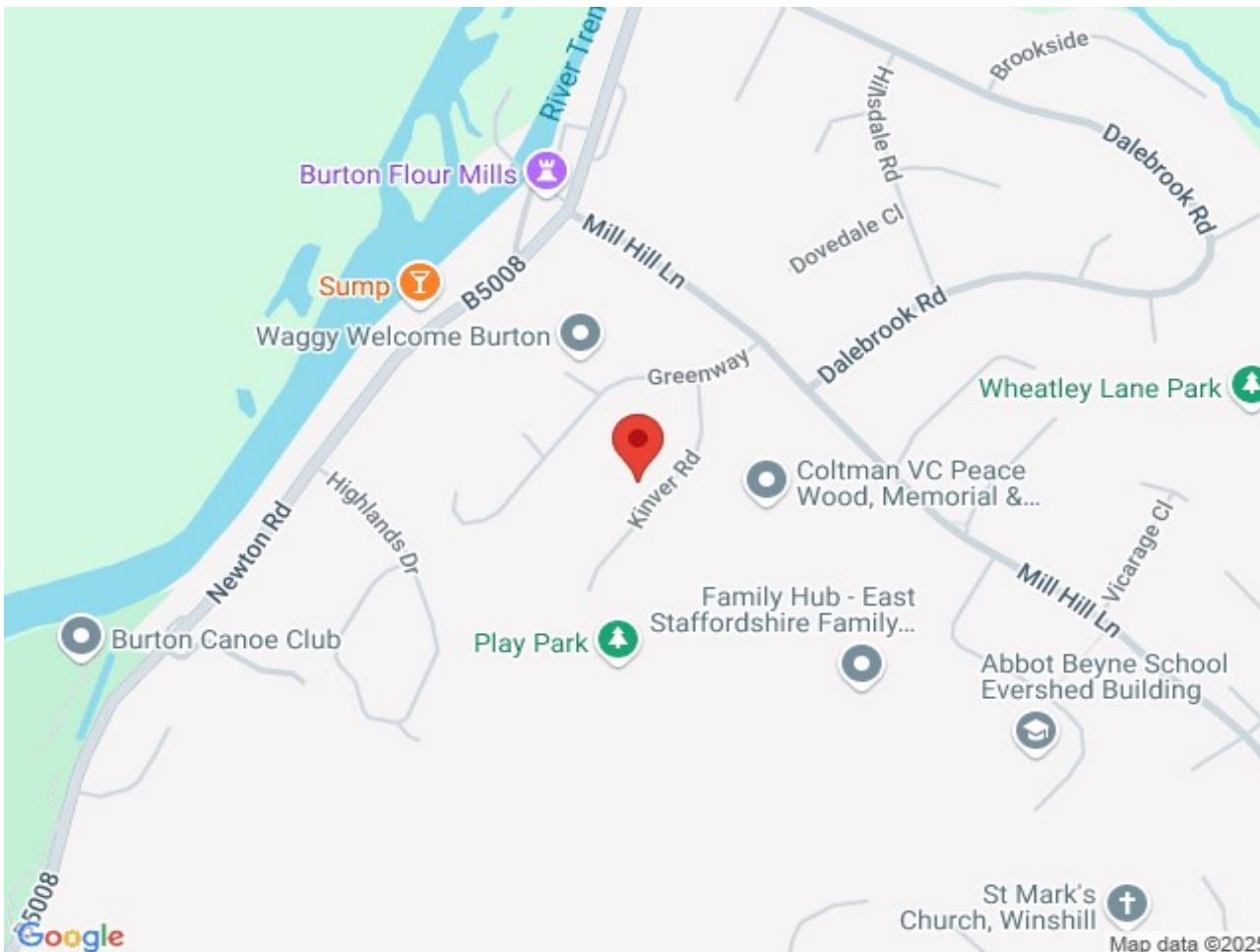
1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	85
(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	
WWW.EPC4U.COM		



## 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.

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 **NEWTON FALLOWELL**