

Hillsdale Road, Winshill

Burton-on-Trent

£270,000

CURRAN BIRDS + CO

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CORNER PLOT - SUPERB FAR REACHING ELEVATED VIEWS - A well-presented and remodelled three-bedroom detached bungalow occupying a generous corner plot and enjoying pleasant, far-reaching elevated views over the Trent Valley and Burton-on-Trent.

The property offers improved and re-modelled accommodation that features a modern fitted dining kitchen ideal, spacious living room with French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor spaces. There are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from attractive gardens, providing excellent outdoor space. A block-paved driveway offers ample off-road parking and leads to a good-sized single detached garage,

This lovely bungalow offers a fantastic opportunity for a range of buyers seeking comfortable single-level living in a desirable location with open outlooks.


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The Detail

A side entrance door opens into a modern fitted dining kitchen which has been refitted with a range of base cupboards and wall-mounted units. Worktops incorporate a sink unit with mixer tap. There is plumbing for an automatic washing machine, space for a fridge/freezer, and space for a cooker with extractor hood above. A window to the side aspect enjoys distant views over the surrounding area and countryside, while a further window to the rear overlooks the garden. The wall-mounted gas combination boiler providing domestic hot water and central heating is also housed here. A door leads through to the lounge and a further door opens into the inner hallway.

The spacious living room features French double doors with glazed side panels opening out onto the garden and inner hallway provides access to all three bedrooms and the shower room, and also houses the loft access point.

The primary bedroom has a window to the front aspect and a ceiling light point. The second double bedroom has a window to the side aspect. The third well proportioned bedroom has a window to the front aspect.

The shower room comprises a tiled double shower enclosure with fitted power shower and folding glazed door, pedestal wash hand basin, WC, heated towel rail and extractor fan. There is also an obscure double-glazed window to the side aspect.

Outside, the property benefits from gardens to three sides. To the front is a lawned frontage which continues down the side of the property. There is a block-paved driveway to the side of the property that leads to a good-sized garage, providing ample space for a car. To the rear is a shaped lawn with raised gravel beds.







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The Location

Winshill is a popular residential suburb located to the east of Burton upon Trent, offering a pleasant mix of established housing and modern developments.

The area benefits from a range of local amenities including shops, pubs, schools and community facilities, while the nearby town centre provides a wider selection of shopping, leisure and dining options.

Burton-on-Trent railway station is just a short distance away, offering rail links to surrounding cities, while the A511 provides convenient road access towards Ashby-de-la-Zouch, Derby and the wider Midlands motorway network including the M42 motorway.

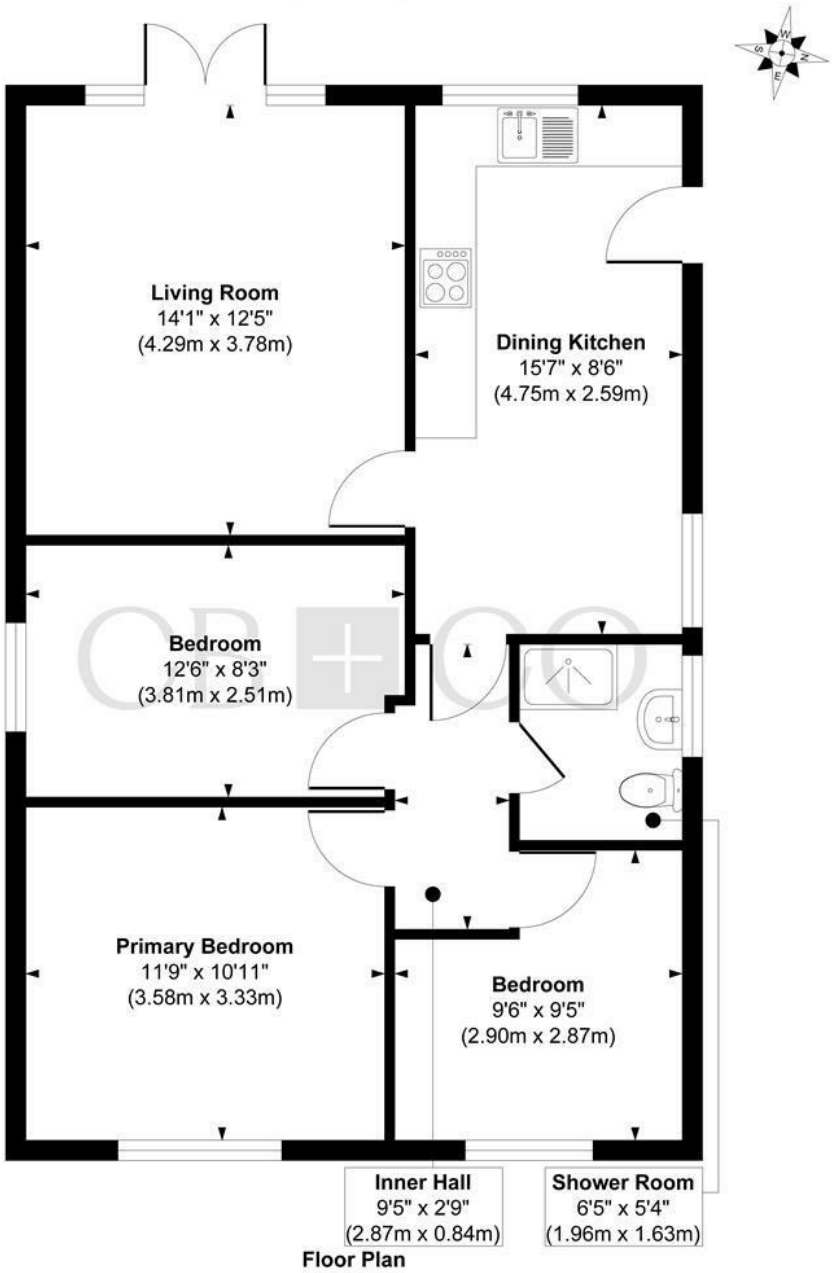
The area is also well placed for access to nearby countryside and the beautiful villages of Newton Solney & Repton.







Hillsdale Road, Winshill, Burton-on-Trent



Floor Plan

Approx. Gross Internal Floor Area 729 sq. ft / 67.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The *Particulars*

- Well Presented Three Bedroom Detached Bungalow
- Superb Elevated Views towards the Trent Valley & Burton-on-Trent
- Corner Plot Position - Landscaped Gardens
- Re-Modelled Layout with Spacious Dining Kitchen
- Gas Central Heating & Double Glazing
- Modern Dining Kitchen & Spacious Living Room with French Doors to the rear Garden
- Inner Hallway, Three Well Proportioned Bedrooms & Shower Room
- Block Paved Driveway & Detached Single Garage
- Close to Excellent Local Shops & Amenities
- Close to the Beautiful Village of Newton Solney

Size

Approx 731.95 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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