

Greenway

Winhill, Burton-on-Trent, DE15 0AR

John 
German







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£335,000

Fabulous family sized four bed detached, improved by the current owners to make the most of the available space. Originally a well thought out layout with a large kitchen/diner and comfortable Living room, the property now benefits from the addition of a generous dining room or multi-purpose family room which has been converted from the original garage.

To the front of the property, an entrance porch with ceramic tiled flooring opens into the main living room having a feature bow window overlooking the front elevation and an elegant fireplace with inset gas fire. Doors lead off to the kitchen and dining room, whilst the staircase rises up to the first floor landing.

The large breakfast kitchen overlooks the rear garden, having ample dining space and a comprehensive range of fitted units with roll edge work surfaces, a stainless-steel sink unit with mixer tap, tiled splashbacks, built in eye-level double oven with five ring gas hob and extractor hood over, plus space for American style fridge freezer. Ceramic tiled flooring runs through, together with a uPVC double glazed window to the rear and matching French doors opening out onto the rear decking.

The utility room is positioned off the kitchen with roll edge work surfaces, storage shelving and spaces for a washing machine and tumble dryer. On the wall is the combination boiler and a uPVC double glazed entrance door to the side elevation.

Off the utility room is the ground floor WC, fitted with a white two-piece suite comprising low flush WC, wash hand basin, chrome heated towel rail, floor and half-wall height ceramic tiling, and a uPVC double glazed window to the rear.

On the first floor, all bedrooms are positioned around the central landing, along with a refitted family bathroom which is fitted with a white three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower and glass screen over, extensive ceramic floor and wall tiling, a chrome heated towel rail and uPVC double glazed window to the rear.

The master bedroom is of a great size, overlooking the front elevation and has a fitted range of bedroom furniture, plus the benefit of an en-suite shower room comprising low flush WC, shower enclosure, wash basin set in a vanity unit with storage under, heated towel rail, tiled flooring and splashbacks, and a uPVC double glazed window to the front.

Double bedroom two has a lovely view over the rear garden as well as fitted wardrobes.

Bedroom three has a charming dormer window to the front and access to the eaves.

Bedroom four completes the accommodation and is a good-sized single bedroom overlooking the rear garden.

Outside, the property is set back from the road in a slightly elevated position with a double width block paved driveway providing off road parking and a lovely lawned front garden with ornamental borders. The rear garden is really the star feature, lavished with love and attention over the years and an absolute joy to be in. Adjacent to the rear of the property is a combination of paving and timber decking providing plenty of space for outdoor seating and a timber pergola provides some dappled shade from the sun. Leading through the garden are plenty of mature and carefully selected planting and a well-kept lawn butts up to a charming, wooded area with paths and quiet seating areas. Timber garden shed and greenhouse are included in the sale.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

<https://www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals>

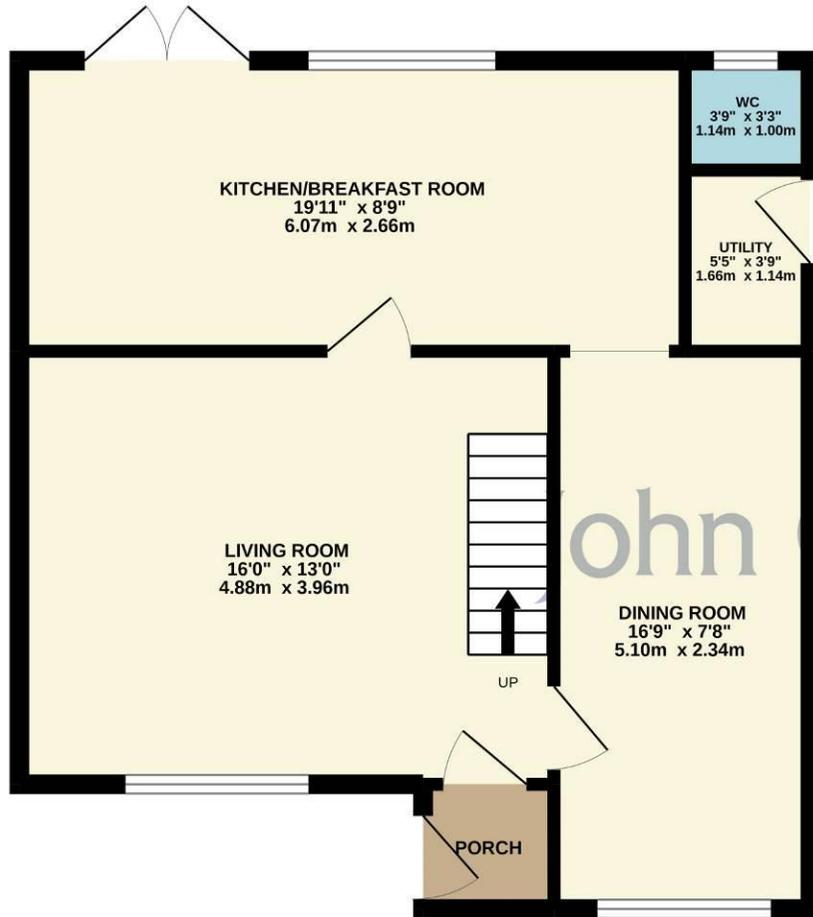
Our Ref: JGA/25042022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

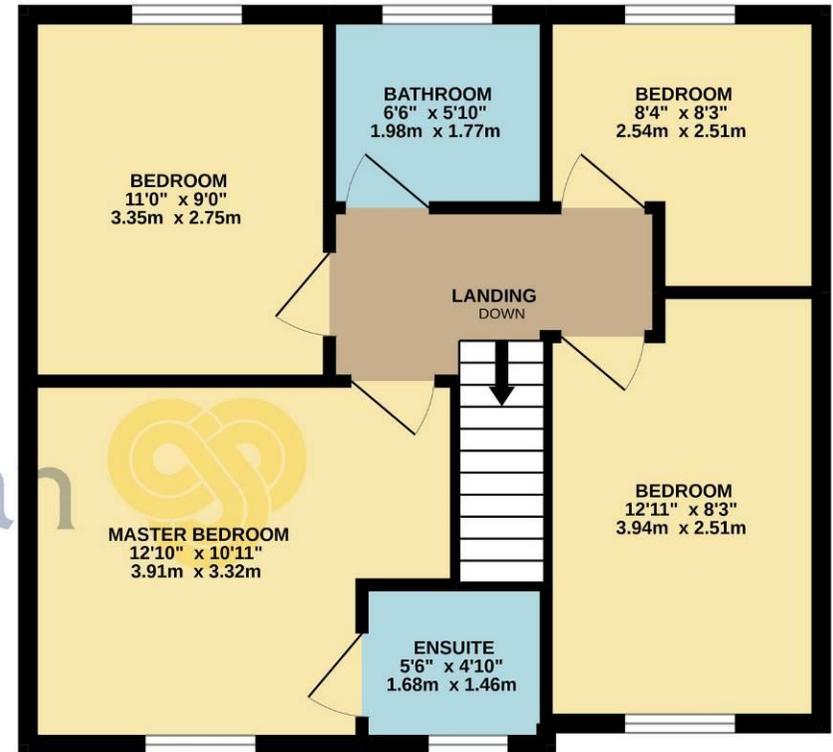




GROUND FLOOR



1ST FLOOR



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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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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