





This beautifully extended two-storey home, finished to a high specification throughout, sits on a substantial plot, offering both space and modern comfort. Inside, the ground floor features a welcoming entrance lobby with staircase and LED lighting, a spacious open-plan lounge and dining area, a modern kitchen, a bright conservatory. Upstairs, the home offers four well-proportioned bedrooms and a stylish family showerroom, ideal for comfortable family living.

Situated in the sought-after area of Winsill, this property offers convenient access to Burton on Trent town center, along with a range of local amenities. The large, private rear garden adds a peaceful outdoor space, perfect for relaxation or entertaining. Viewings are highly recommended by appointment to fully appreciate the quality and size of this exceptional home.



## Kitchen

With a UPVC double glazed window to the rear elevation, featuring a range of matching base and eye level storage cupboards and drawers. A range of integrated appliances include a stainless steel sink and drainer with mixer tap, oven, grill, four ring gas hob with built-in extractor, further space for freestanding and plumbing for undermount white goods, complementary tiled floor throughout, useful stairs storage cupboard, spotlighting to ceiling, composite external door leading to the property frontage.

## Lounge/Diner

With a UPVC double glazed window to the front elevation, two central heating radiators, UPVC double glazed double doors leading to the rear garden with two adjoining double glazed units, spotlighting to ceiling and internal doors leading to:

## Conservatory

With double glazed windows both rear and side elevations, central heating radiator and feature wall lighting.

## Landing

With access to loft space via recessed loft hatch, internal doors lead to:

## Bedroom One

With a UPVC double closed window to the front elevation and central heating radiator.

## Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.



## Bedroom Three

With a UPVC double glazed window to the rear elevation, built-in storage cupboard housing the central heating gas boiler and central heating radiator.

## Bedroom Four

With a UPVC double glazed window to the front elevation, built-in over stairs storage cupboard and central heating radiator.

## Bathroom







Featuring a three-piece shower room suite comprising of low-level WC, floating wash hand basin with mixer tap, shower cubicle with folding glass screen, complementary tiling to both floor and wall coverings, 2x UPVC double glazed frosted glass windows to the rear elevation, heated towel radiator and extractor fan.



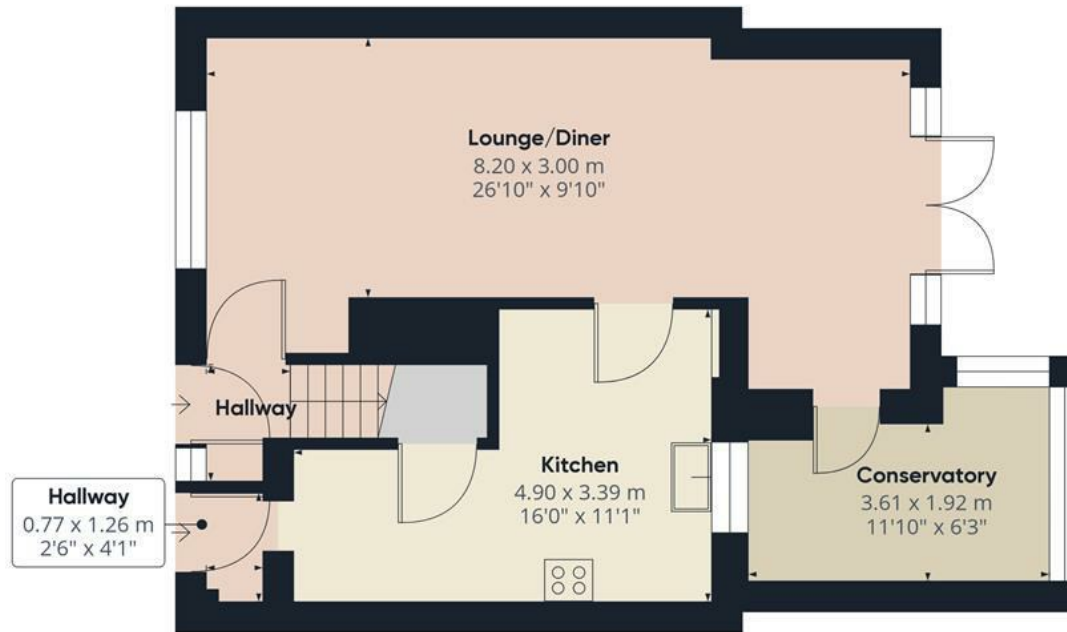












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

96.18 m<sup>2</sup>  
1035.27 ft<sup>2</sup>

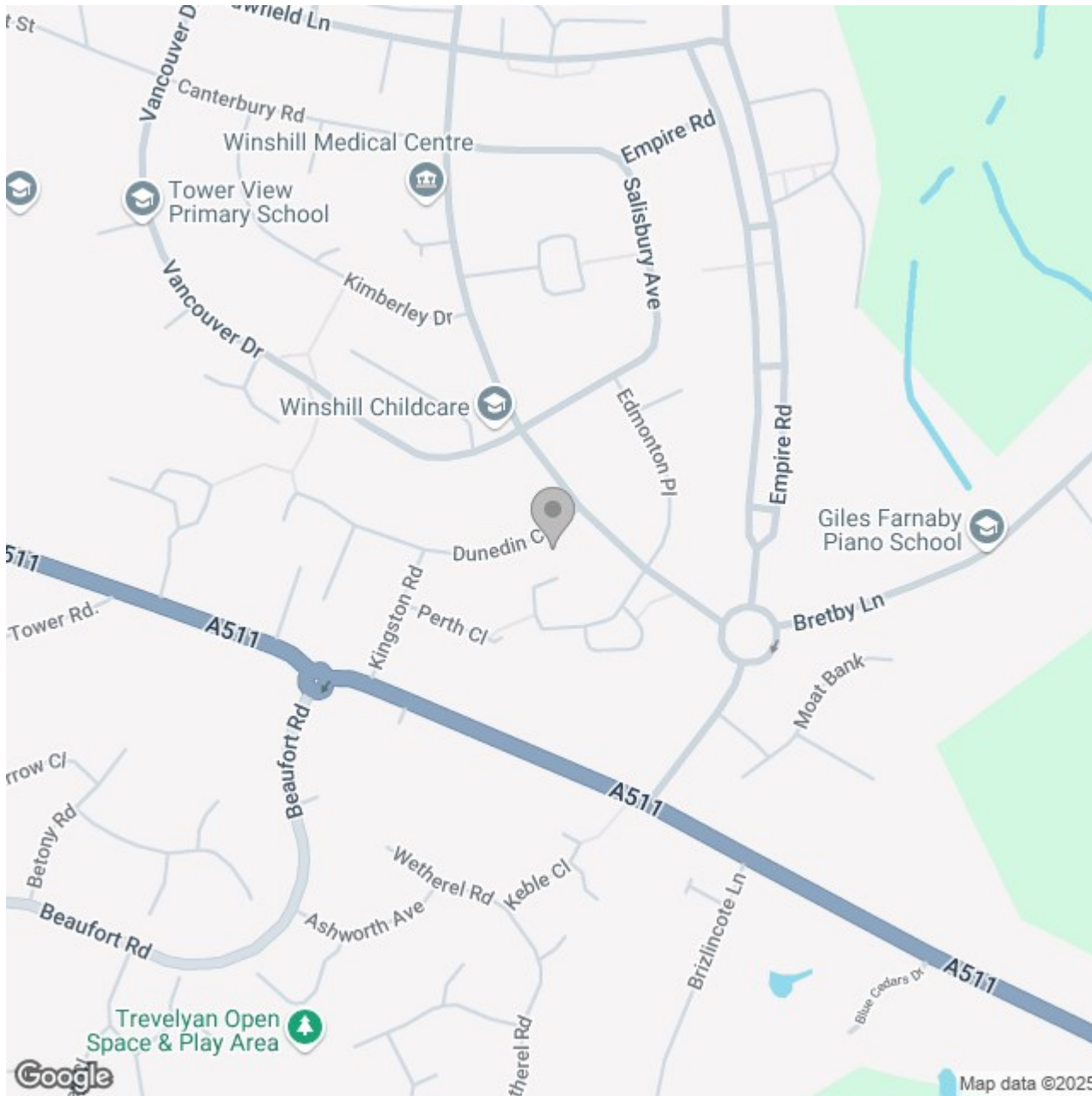
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## 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>	69	80
(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	