





This well-presented detached bungalow is positioned in a pleasant residential setting in Winshill and offers a generous single-storey layout with two double bedrooms, a spacious lounge diner, a conservatory, and two well-appointed wash facilities including an en-suite bathroom to the main bedroom. The kitchen is located at the front of the home, as is the second bedroom, with the remaining accommodation arranged to the rear overlooking the garden.



## Accommodation

The accommodation is accessed via an entrance hallway which leads into the front-facing kitchen, fitted with a range of matching units, work surfaces, integrated appliances and space for further white goods. The hallway also provides access to the generous lounge diner, a bright room with space for both living and dining furniture, a feature fireplace, and double doors opening into the conservatory. The conservatory enjoys views over the garden and provides an ideal additional sitting area with doors leading outside.

There are two double bedrooms, including a particularly spacious master bedroom with fitted wardrobes and direct access to its own en-suite bathroom, complete with a bath, WC and wash basin. The second double bedroom sits to the front elevation. Completing the internal accommodation is a modern shower room fitted with a large walk-in shower, WC, wash basin and tiled walls.

Outside, the property has a lawned front garden with a driveway to the side providing off-street parking and leading to the detached single garage. The rear garden is enclosed and offers a mix of lawn and patio areas, mature borders and a good degree of privacy, making it ideal for outdoor seating and relaxation.

The property is located in Winshill, a well-established residential area offering convenient access to a range of local amenities including shops, schools, bus routes and countryside walks, while also being within easy reach of Burton town centre and its wider facilities.











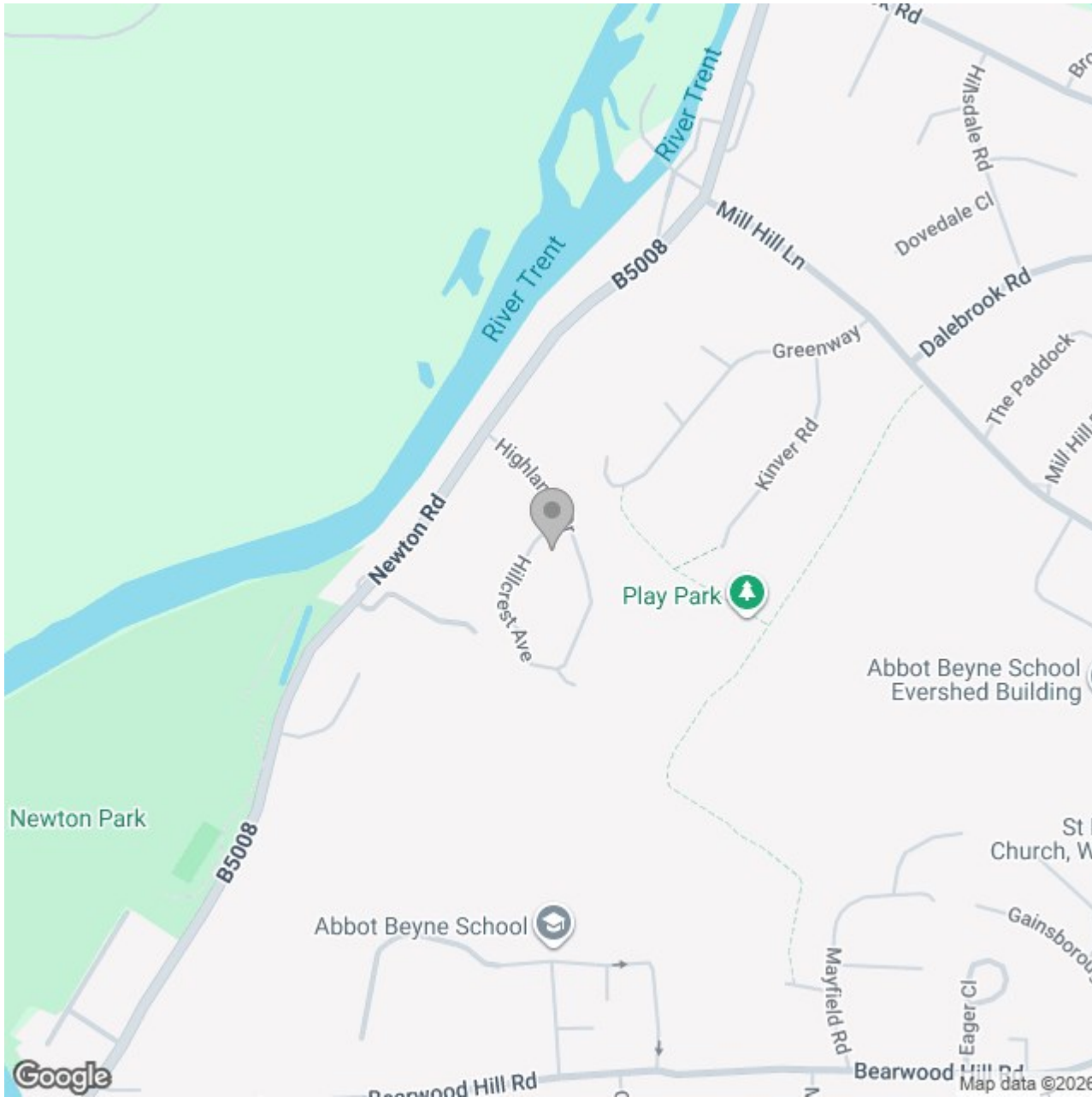












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	