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SALES & LETTINGS

Highfield Drive, DEI5 0LH

Offers Over £360,000



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NO CHAIN Set within a secluded plot extending to approximately one third of an acre, this detached three-bedroom bungalow offers generous, versatile accommodation with significant potential for further improvement or development (STPP). Enjoying woodland views, ample off-street parking and a particularly convenient position within walking distance of Burton-on-Trent town centre, the property presents a rare opportunity for buyers seeking space, privacy and long-term flexibility.

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Accommodation

Ground Floor

The accommodation begins with an entrance porch providing a practical space for coats and footwear, leading into the main body of the home. A conveniently positioned WC is located just off the entrance, fitted with a low-level WC and wash hand basin.

Straight ahead is a useful utility / boot room, offering space for laundry appliances, storage and general household tasks — an ideal everyday working space, particularly for families or those with pets.

To the left, the accommodation opens into a bright and spacious kitchen diner, benefitting from triple-aspect windows which allow natural light to flood the room throughout the day. The kitchen is fitted with a range of shaker-style wall and base units arranged in an L-shape, incorporating an eye-level oven and microwave, gas hob with extractor, and space for an American-style fridge freezer. The dining area comfortably accommodates a family-sized table, making this a sociable and practical hub of the home.

The kitchen diner flows seamlessly into the impressive 25ft living room, creating a wonderful sense of openness. This generous reception space features a bay window overlooking the grounds along with French doors opening directly onto the garden. A recessed alcove, currently used as a study area and previously utilised as wine storage, adds both character and flexibility. There is also provision



for a future log-burning stove, offering scope to create a cosy focal point.

Bedrooms & Bathroom

A central hallway leads to the bedroom accommodation. Bedroom three is a versatile room, ideal for use as a single bedroom, home office or nursery. Directly opposite is the recently refitted bathroom, finished to a modern standard and comprising a large walk-in shower, twin wash hand basins, WC and full-height tiling.




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Bedroom two is a well-proportioned double room, further enhanced by an original feature fireplace. The principal bedroom is the largest of the three and enjoys a bay window with attractive woodland views, providing a peaceful and private outlook.

Outside

The property sits within a substantial and private plot of approximately one third of an acre, offering excellent scope for landscaping, extension or further development, subject to the relevant planning permissions. The current owners have already undertaken a programme of improvement works, providing a strong starting point for incoming purchasers to continue and tailor the property to their own requirements.

Off-street parking is provided, and the size of the plot offers rare potential for expansion, with previous considerations including extending the bungalow upwards or creating a separate annexe (STPP).

Location

Situated in Burton-on-Trent, the property enjoys a convenient yet private position close to a wide range of local amenities, including schools, shops, cafés and leisure facilities. Burton railway station and major road links provide straightforward access to Derby, Lichfield, Tamworth and the surrounding areas, while nearby green spaces and woodland walks offer an appealing balance between town living and outdoor lifestyle.

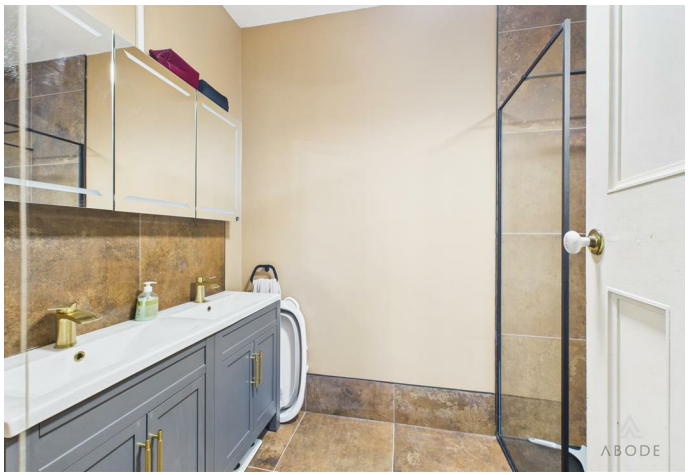













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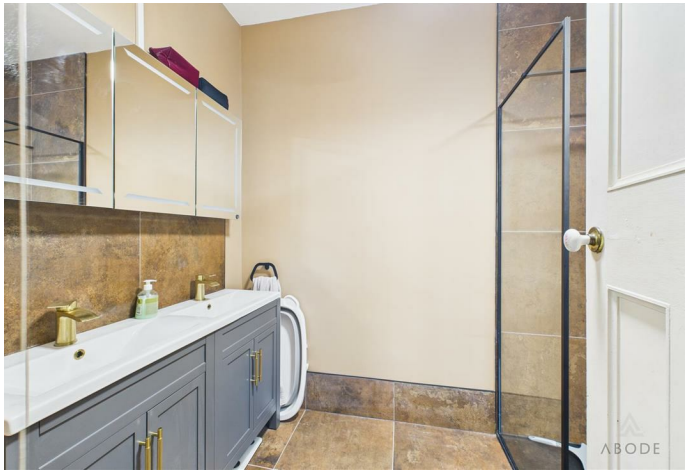
















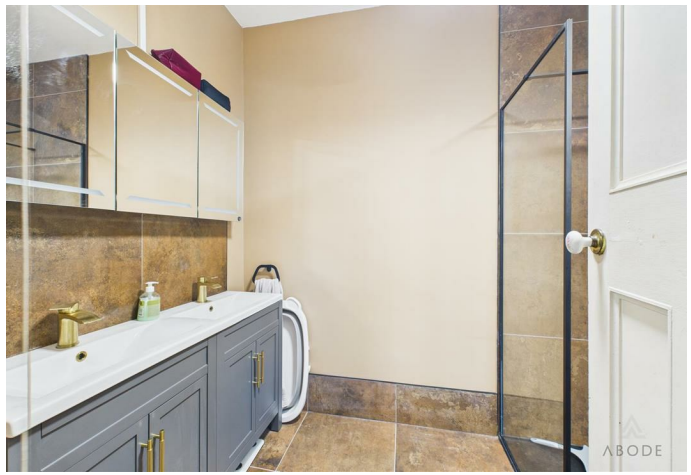


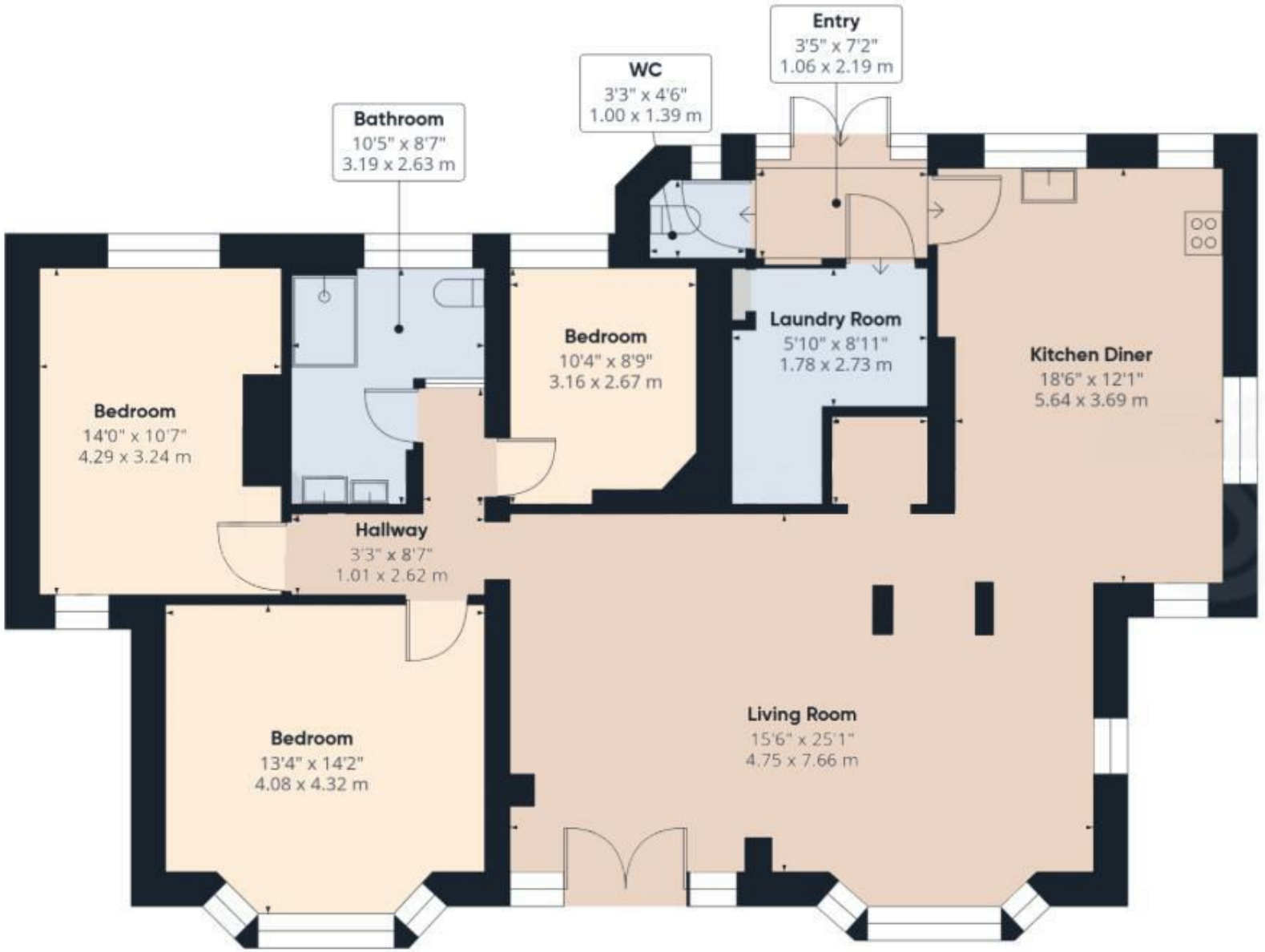












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Approximate total area(1)

1301 ft²

120.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

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