

Fletcher & Company

18 Vicarage Close, Winshill, Burton Upon Trent, DE15
0BE

Offers Over £350,000

Freehold



- Quiet Cul-de-Sac Location
- Well-Decorated Throughout
- Double Glazed & Gas Central Heated
- Porch, Spacious Entrance Hall & Fitted Guest Cloakroom
- Lounge/Dining Room with Feature Fireplace & French Doors to Courtyard & Garden
- Breakfast Kitchen with Pantry off
- Three Good Sized Bedrooms & Shower Room
- Private Rear Garden
- Good Sized Driveway & Garage
- No Upper Chain





Summary

A spacious and well-proportioned, genuine three bedroom, larger than average, detached bungalow occupying a quiet cul-de-sac location in Winhill.

The property is sold with the benefit of no upper chain and is double glazed and gas central heated with porch, entrance hall, fitted guest cloakroom, spacious lounge/dining room with feature fireplace and French doors to both rear garden and courtyard, breakfast kitchen with large pantry with space for fridge freezer, three good sized bedrooms and a shower room.

The property occupies a private plot set back behind a good sized fore-garden with gravelled borders, shrubs and driveway which gives access to a single garage. To the rear of the property is a private, lawn garden and there is also a fabulous courtyard which is accessible off the lounge/dining room.

F&C

The Location

Winshill is a popular suburb of Burton-upon-Trent and provides access to a range of amenities including nearby shop, medical centre, Newton Park hotel in neighbouring Newton Solney, recreational ground, Winshill Cricket Club, tennis and squash club, pleasant walks along the river Trent which features the distinctive and listed Burton flour mill and easy access in to Burton-upon -Trent itself which offers a complete range of facilities. The property's location also gives easy access to the A38, A50 and many large local employers.

Accommodation

Porch

A UPVC double glazed entrance door provides access to porch with tiled floor, double glazed window to side and doorway to spacious hallway.

Entrance Hall

27'6" x 3'0" (8.39 x 0.93)

Having a central heating radiator, useful storage cupboard and airing cupboard housing the wall mounted gas fired boiler and providing shelving.

Fitted Guest Cloakroom

6'3" x 2'11" (1.92 x 0.89)

Appointed with a low flush WC, wash handbasin and double glazed window to side.

Impressive Lounge/Dining Room

20'8" x 12'10" (6.31 x 3.92)

Featuring a fireplace with electric fire, two central heating radiators, TV aerial point, decorative coving, double glazed window to rear and double glazed French doors to both rear and front providing access to very pleasant private courtyard.



Breakfast Kitchen

15'10" x 9'6" (4.84 x 2.90)



Dining Area

With electric storage heater and double glazed window to side with matching door.



Kitchen Area

Comprising woodblock effect preparation surfaces with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with built-in oven beneath, integrated fridge, appliance space suitable for washing machine, TV aerial point and double glazed window to rear.



Pantry

5'11" x 2'11" (1.82 x 0.90)

Having an appliance space suitable for fridge freezer.

Bedroom One

12'9" x 10'0" (3.91 x 3.07)

Having a central heating radiator, fitted wardrobe, TV aerial point and double glazed windows to front and rear.



Bedroom Two

11'5" x 9'6" (3.48m x 2.90m)

With central heating radiator, decorative coving, access to loft space and double glazed window to side overlooking courtyard.



Bedroom Three

9'8" x 9'6" (2.97 x 2.91)

With central heating radiator, access to loft space and double glazed window to front.



Shower Room

9'5" x 5'7" (2.89 x 1.71)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with Triton shower, central heating radiator, shaver point and double glazed window to side.



Outside

To the rear of the property is a very pleasant and private, lawn garden with rockery edged borders containing flowering plants and shrubs, bounded by timber hedging and fencing. There is a pathway down the side of the bungalow which culminates in a fabulous courtyard with climbing roses, patio area and French doors to lounge plus a further range of herbaceous borders which continues to a wrought iron pedestrian gate leading to the front of the property. Please note access can be gained from the front down either side of the bungalow to the rear.

To the front of the property is a low maintenance garden with gravelled sections, shrubs and driveway leading to garage.

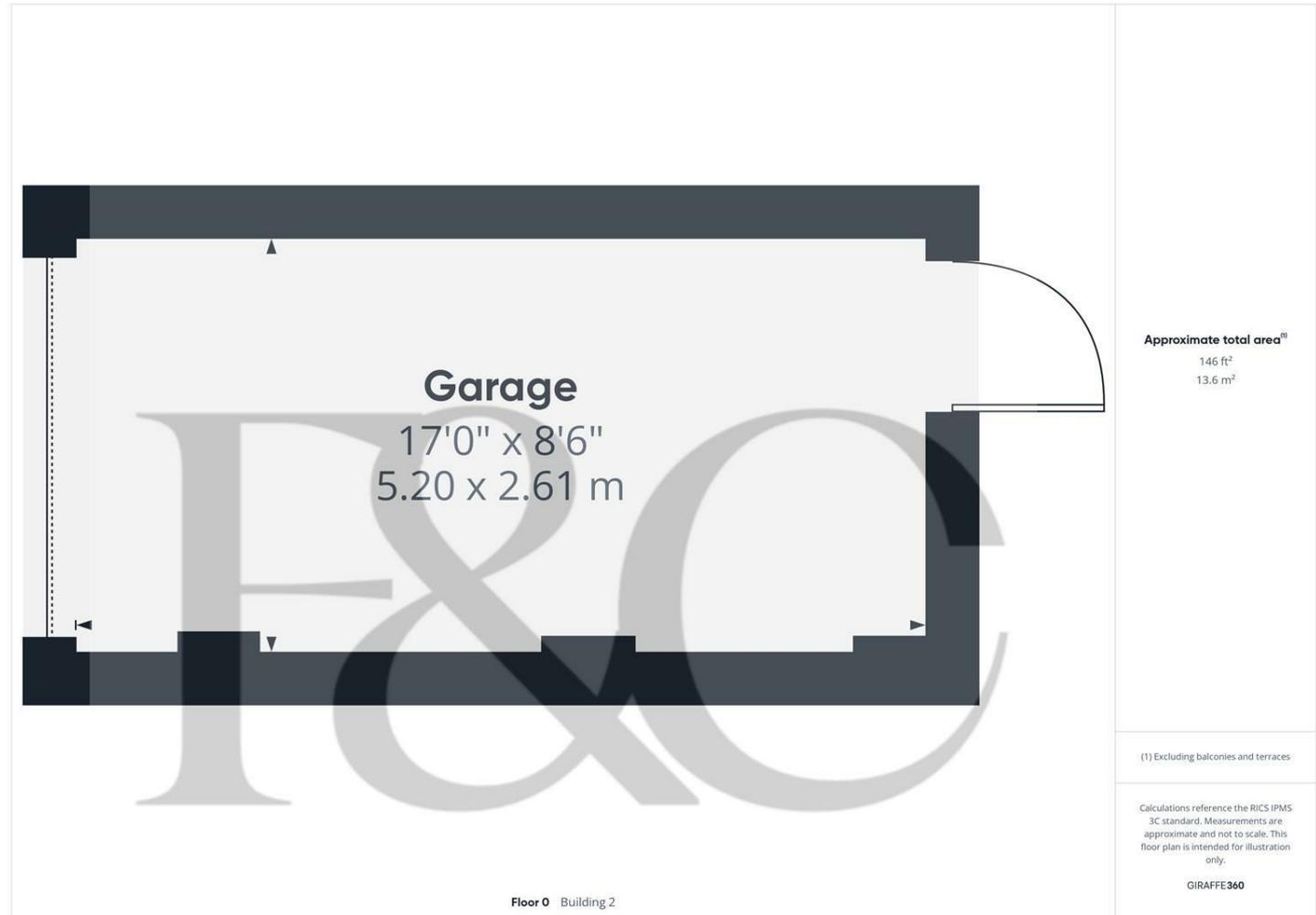
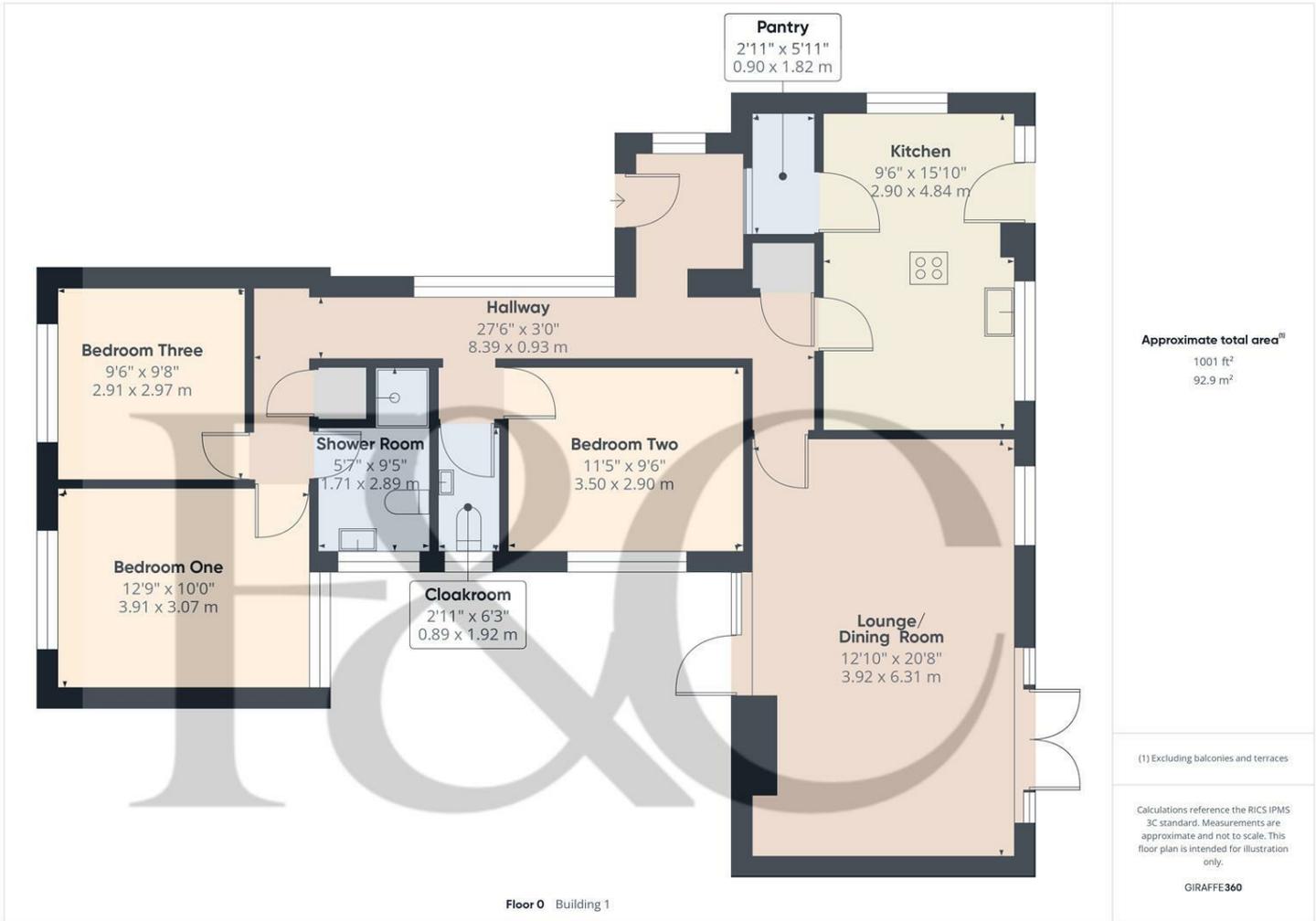


Garage

17'0" x 8'6" (5.20 x 2.61)

Council Tax Band D







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Burton Upon Trent
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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	