

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

21 Gainsborough Way Winshill, Burton Upon Trent, Staffordshire DE15 0HY



A well positioned modern three bedroom semi-detached residence occupying popular and convenient location in Winshill close to Burton upon Trent.

- uPVC double glazing and gas central heating
- Entrance hall and guest cloakroom • Open plan lounge/dining room • Modern fitted kitchen
- Three bedrooms • Modern fitted bathroom and separate w.c
- Block paved driveway • Garage • Enclosed rear garden
- **VIEWING ESSENTIAL** •

Price £189,950



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GENERAL INFORMATION

THE PROPERTY

A well presented modern three bedroom semi-detached residence situated on an elevated plot with pleasant views to the rear. uPVC double glazed and gas centrally heated with entrance hall, guest cloakroom, open plan lounge/dining room and modern fitted kitchen to the ground floor. To the first floor are three bedrooms, modern fitted bathroom and separate w.c.

Outside, to the front is a block paved driveway providing parking and leading to a single garage. To the rear is an enclosed garden with decked patio area and lawn.

LOCATION

The property is located within a short walk of a good range of amenities including a selection of shops and small supermarket. Schooling at all levels is within easy reach. The town centre of Burton upon Trent is just a short drive away where a complete range of services are available.

ACCOMMODATION

ENTRANCE DOOR

Opening through to:

HALLWAY

Having oak flooring, stairs off to first floor, door to lounge, door to kitchen and a further door opening through into the guest cloakroom.

GUEST CLOAKROOM 0.71m x 1.5m (2'4" x 4'11")

Equipped with a WC and wash hand basin with tiled splash-backs, obscure window to the front aspect and ceiling down lights.

OPEN PLAN LOUNGE & DINING AREA 3,86m into chimney breast (max) 2.84m (min) 6.9m (9'10" into chimney breast (max) 9'4" (min) 22'8")

(overall) With granite effect hearth with an electric fire inset, coving to ceiling, ceiling light points and radiator.

MODERN FITTED KITCHEN 5.10m x 2.51m (16'9" x 8'3")

Fitted with a range of base cupboards and drawers with matching wall mounted cabinets. Worktops are inset with a one and a half bowl stainless steel sink and side drainer with mixer taps over plus four ring electric hob. Integrated appliances include an inset double oven, fridge and freezer. There is space for a dishwasher, washing machine and tumble dryer. There are attractive tiled splash-backs, recessed ceiling down lights. Two windows look out over the rear garden and a door gives access onto the rear decked terrace. The kitchen also has a very useful under stairs storage cupboard and a further door that leads off to the garage.

FIRST FLOOR ACCOMMODATION

Stairs rise to the first floor landing area with a window to the side aspect, loft access point, recessed ceiling down lights and doors opening up to:



BEDROOM ONE 3.85m x 3.16m (12'8" x 10'4")

With window to front aspect, wood effect flooring, ceiling light point and radiator plus a useful built-in airing cupboard.

BEDROOM TWO 2.73m x 2.99m (8'11" x 9'10")

With window to rear aspect offering a fabulous view over the surrounding area with views to the Water Tower. Wood effect flooring, radiator and ceiling light point.

BEDROOM THREE 2.4m x 2.95m (7'10" x 9'8")

Having wood effect flooring, radiator and ceiling light point.

BATHROOM 1.46m x 1.66m (4'9" x 5'5")

Equipped with a panelled bath with mixer tap and separate shower over, wash hand basin set within a vanity unit with storage beneath, heated chrome towel rail, obscure window to the rear aspect, ceiling light point and attractive tiled walls.

SEPARATE WC 0.79m x 1.47m (2'7" x 4'10")

Equipped with a WC and wash hand basin. There is an obscure window to the rear aspect and attractive tiled surrounds and ceiling light point.

OUTSIDE & GARDENS

To the front of the property there is a large block paved driveway providing parking for several vehicles with an herbaceous border and to the rear is a full enclosed garden which is predominantly laid to lawn with a large decked terrace for entertaining.

GARAGE 4.83m x 2.35m (15'10" x 7'9")

Having power, light, up and over door and two Velux windows adding natural daylight.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

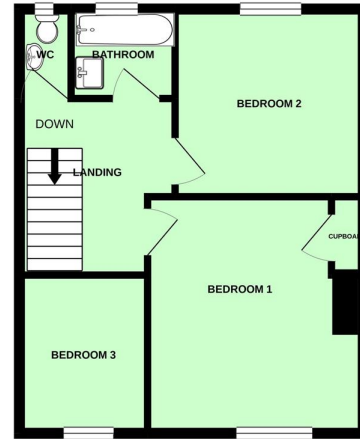
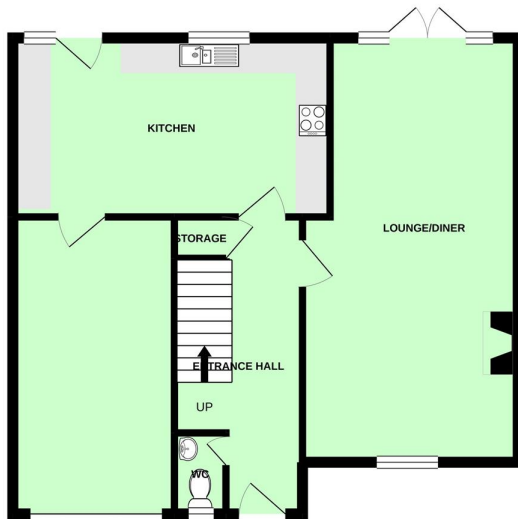
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW September 2020)/A



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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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