ABODE
SALES & LETTINGS

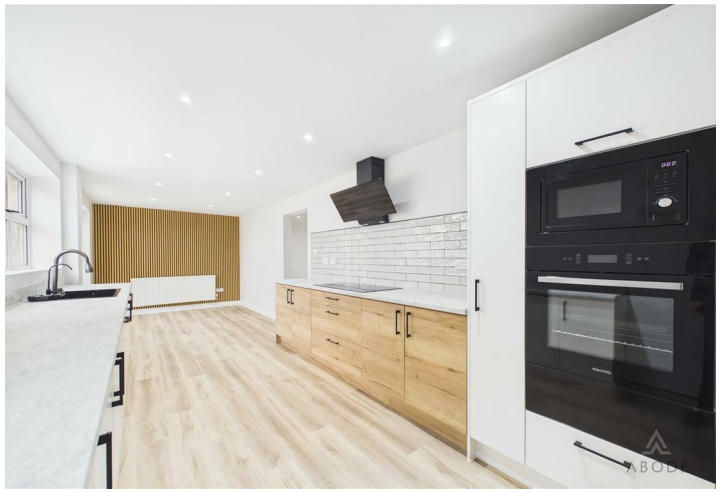
Greenway, Winshill, DEI5 0AR

Asking Price £400,000

https://www.abodemidlands.co.uk

This impressive and fully modernised five-bedroom detached home offers spacious and flexible living accommodation, ideal for a wide range of buyers. Occupying a generous plot with ample off-street parking and a private rear garden, the property has been thoughtfully updated throughout to a high standard, creating a stylish and move-in-ready home.

A key feature is the versatile ground floor bedroom suite, complete with its own en-suite and separate access, making it perfectly suited for multi-generational living, a teenager's space, guest accommodation, or those running a business or working from home.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property is entered via a welcoming entrance hallway, finished with modern flooring and neutral décor, setting the tone for the rest of the home. To the front aspect, the living room is a well-proportioned space, benefitting from a large box bay window allowing plenty of natural light and offering a comfortable setting for relaxation.

To the rear, the property opens into a stunning open-plan kitchen diner, which has been fully updated with contemporary units, contrasting work surfaces, integrated appliances, and a stylish tiled splashback. The space provides ample room for both dining and entertaining, with a natural flow through to the conservatory. The conservatory itself offers an additional reception area, enjoying views over the rear garden and direct access outside.

A separate utility room provides additional practicality, with work surface space, plumbing for appliances, and access to the rear garden.

One of the standout features of this home is the ground floor bedroom suite. This generous room benefits from its own en-suite shower room and private access, making it extremely versatile. Whether used as independent accommodation for a family member, a guest suite, a home office, or a business space, it offers a level of flexibility rarely found.

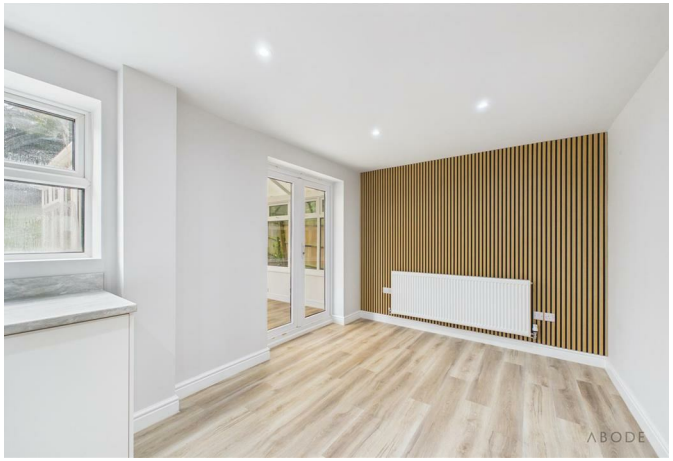
A downstairs WC completes the ground floor accommodation.

First Floor

To the first floor, the landing leads to four well-proportioned bedrooms. The master bedroom is a spacious double and benefits from its own modern en-suite shower room, finished with contemporary fittings and tiling.

The remaining bedrooms are all good-sized rooms, suitable for family living, guest accommodation, or home office use.

ABODE

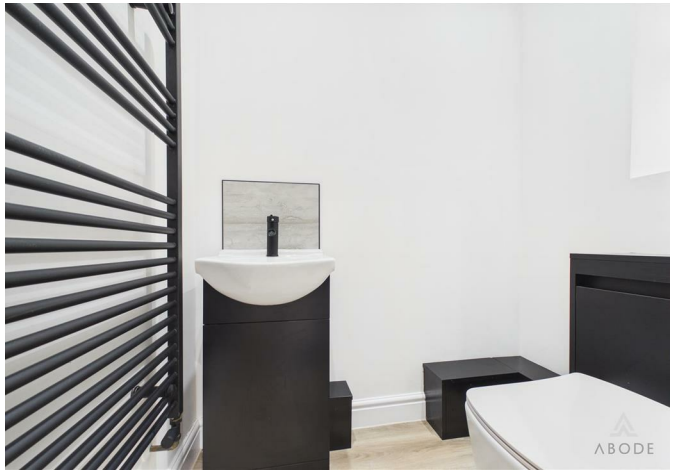

ABODE

ABODE

ABODE

ABODE

ABODE



The main shower room has been stylishly updated and features a modern suite, including a bath with shower over, wash hand basin, and WC, all complemented by contemporary tiling and fittings.

Outside

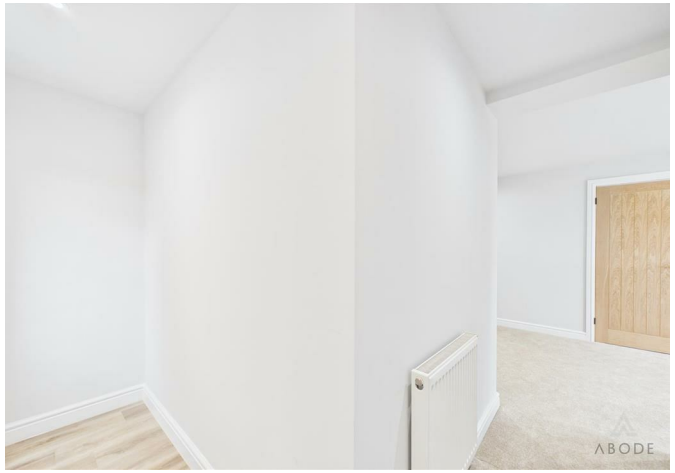
To the front of the property is a generous driveway providing ample off-street parking, alongside a lawned garden and mature trees, creating a pleasant outlook and sense of space.

The rear garden has been landscaped for ease of maintenance, featuring a combination of gravelled areas, patio seating spaces, and a raised lawn section bordered by mature trees and fencing. The layout provides multiple areas for outdoor seating and entertaining, while still offering a good degree of privacy.

Location

The property is situated within a well-established residential area, offering convenient access to local amenities, schools, and transport links. Burton-on-Trent town centre is within easy reach, providing a wide range of shops, supermarkets, restaurants, and leisure facilities. The area is well positioned for commuters, with excellent road links including the A38 connecting to Derby, Lichfield, and beyond.

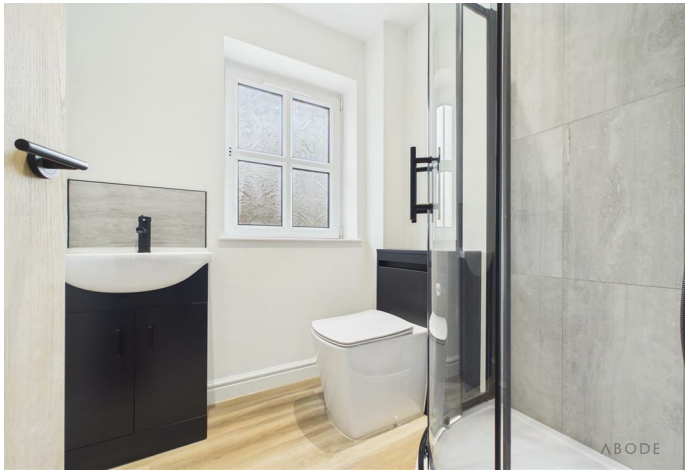
ABODE


ABODE

ABODE

ABODE

ABODE

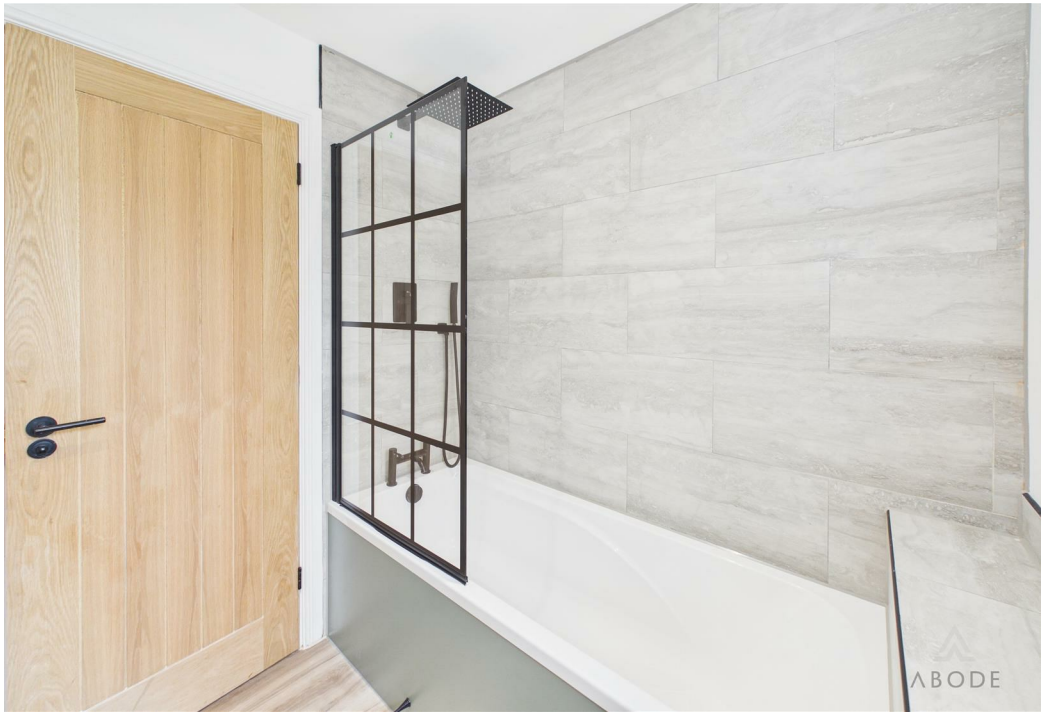

ABODE

ABODE

ABODE

ABODE

ABODE


ABODE

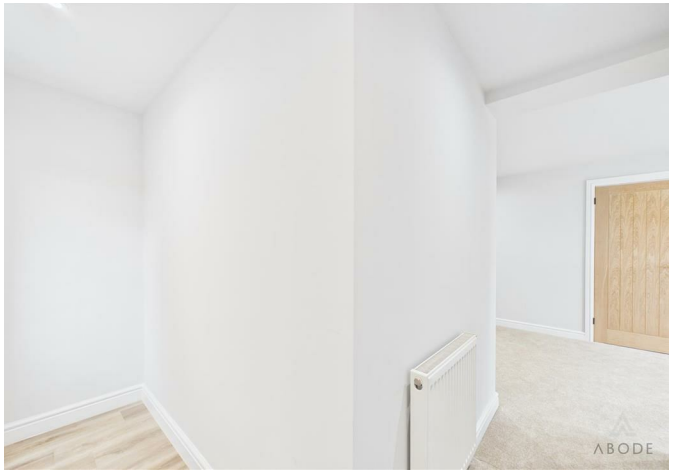
ABODE

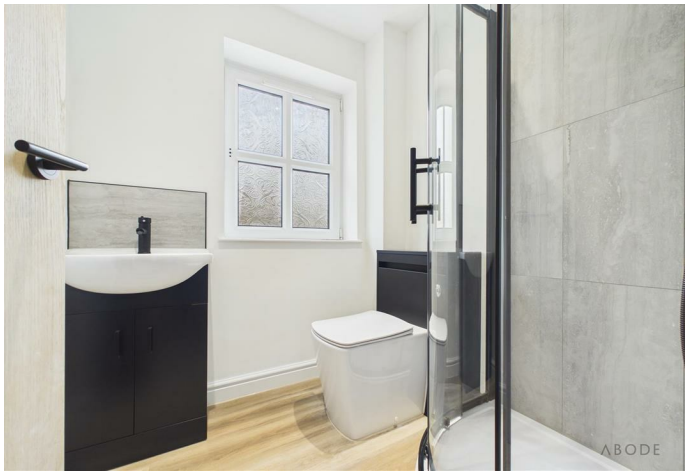
ABODE

ABODE

ABODE

ABODE

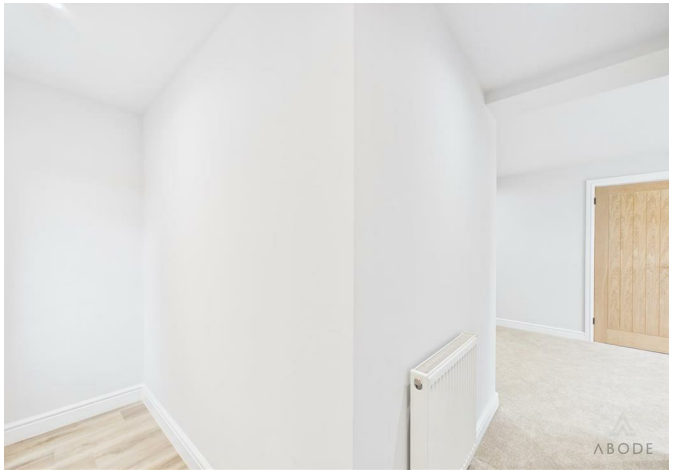

ABODE


ABODE

ABODE

ABODE

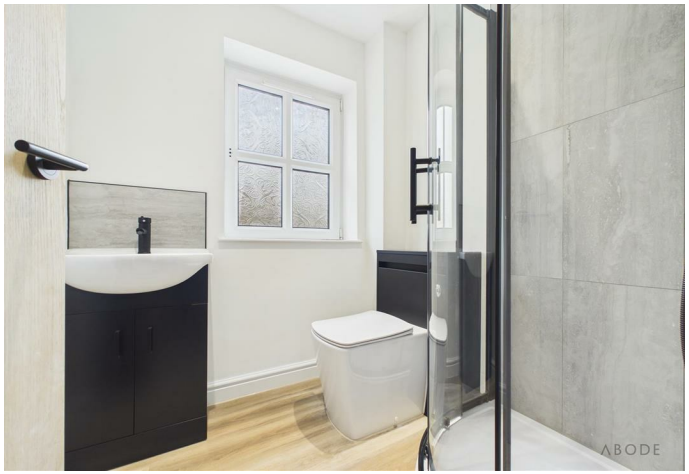
ABODE


ABODE

ABODE

ABODE

ABODE


ABODE

Floor 0

Floor 1

ABODE

Approximate total area(1)

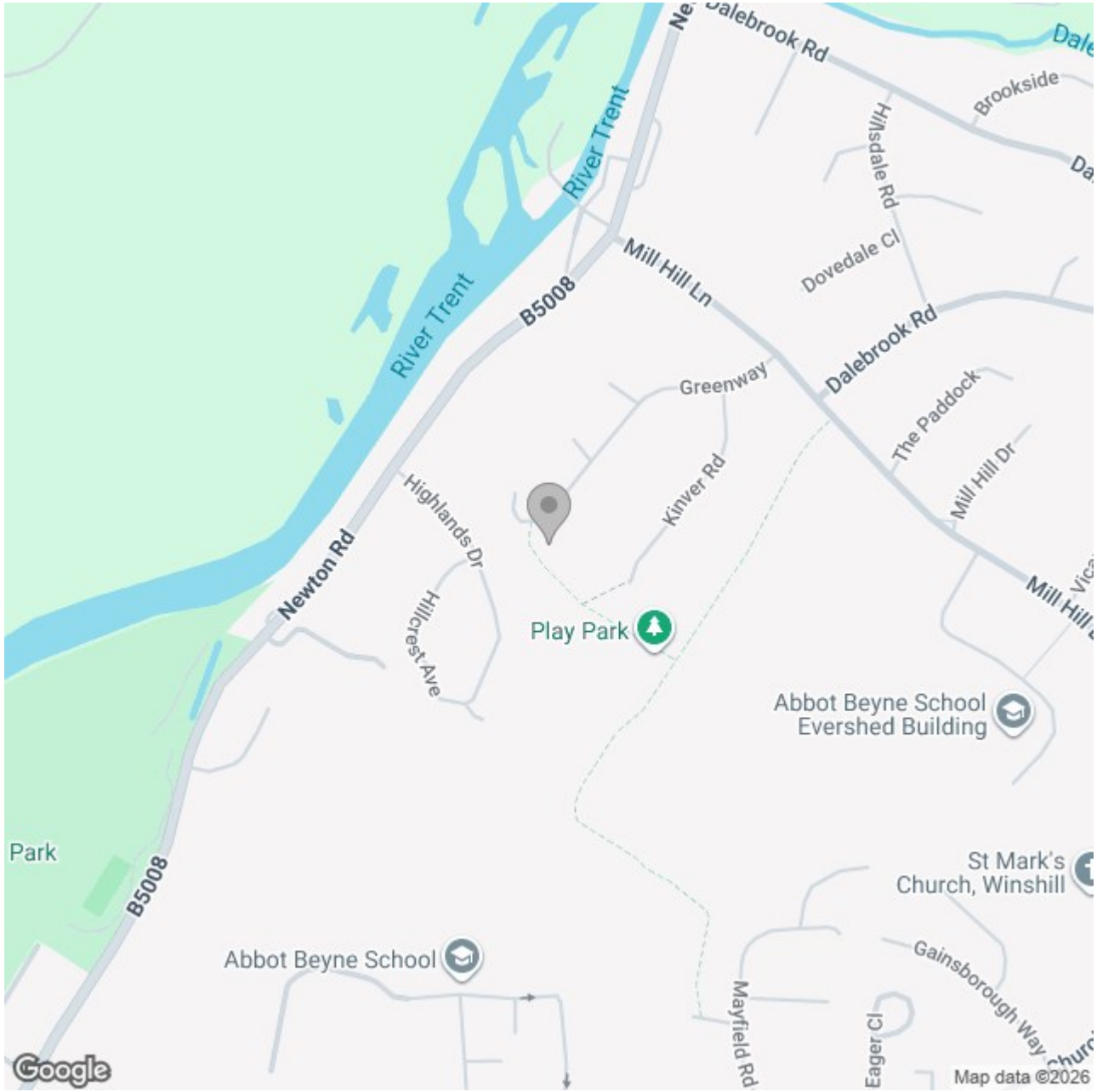
133.5 m²

1437 ft²

(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.