



**For Sale**

**132 Ashby Road, Burton-on-Trent**

**£250,000**

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## IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH BEAUTIFUL LANDSCAPED GARDEN IN CONVENIENT LOCATION CLOSE TO BURTON TOWN CENTRE.

This tastefully presented three bedroom detached bungalow offers modern living at it's best and is ideally situated on a sought-after road just outside Burton on Trent. Enjoy contemporary open-plan spaces, generous living areas and a stunning landscaped garden on a sizable, elevated plot. Please note, there are several steps leading to the front entrance, which may not be suitable for those with limited mobility.

As you step inside this beautifully designed home, an inviting entrance porch and hall guide you into a spacious, open-plan living, dining, and kitchen area. The bespoke kitchen truly shines, boasting complementary worktops and a suite of integrated appliances. From the lounge, bi-fold doors seamlessly connect to a generous decked terrace, creating an ideal setting for entertaining. You'll find three generously proportioned bedrooms and a contemporary shower room with a stylish suite, completing this impressive layout.

To the front, you'll find a low-maintenance garden, alongside a garage and a driveway providing off-road parking for two cars. Steps ascend to the bungalow's elevated position, which not only enhances its sense of privacy but also affords a commanding view. The enclosed rear garden, predominantly laid to lawn, features both a terrace and a decked area, creating the perfect versatile space for entertaining and relaxation.

Winhill is a residential area situated east of Burton upon Trent in Staffordshire. Formerly a distinct township, it now forms part of the East Staffordshire borough. Characterized by a blend of older and newer properties, Winhill boasts a community feel with local amenities including shops, pubs, and a community centre. The area offers convenient access to Burton upon Trent, with bus routes connecting residents to the town centre and surrounding areas. The historic

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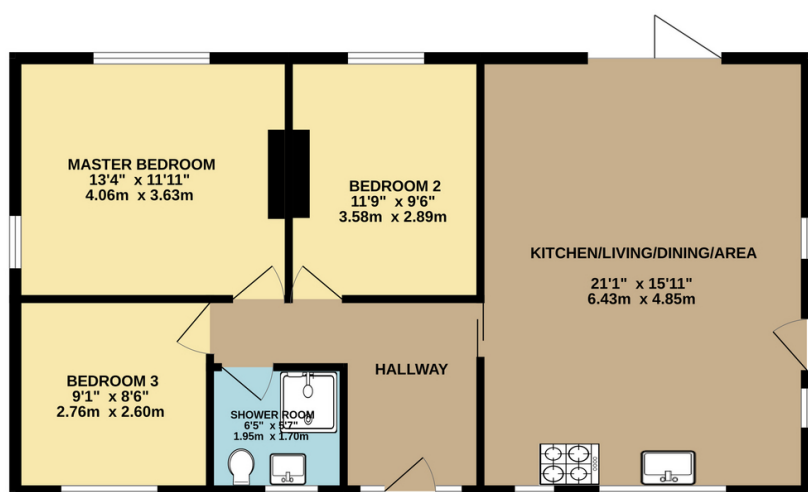


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GROUND FLOOR



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.  
Made with Metroplan 12/25

- IMMACULATLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- CLOSE TO BURTON TOWN CENTRE
- IMPRESSIVE OPEN PLAN KITCHEN/LOUNGE/DINER
- BEAUTIFUL LANDSCAPED GARDEN
- GARAGE & DRIVEWAY WITH PARKING FOR TWO CARS
- THREE GOOD SIZED BEDROOMS
- REMODELLED SHOWER ROOM

