

# Mill Hill Lane

Burton-on-Trent, Staffordshire, DE15 0BA



Pretty end terraced cottage with lots of period charm set in a popular location on the outskirts of Burton town centre with lots of great amenities within walking distance. Beautifully presented throughout with a lawned garden to the rear.

Offers over £200,000

John German 

This very special row of cottages all feature delightful entrance porches and number 35 is no exception with double entrance doors and subtle stained glass leaded windows.

The lounge features a period tiled fireplace with built-in storage cabinets and spot lit display shelving set on either side of the chimney breast, laminate flooring, uPVC double glazed window to the front, central heating radiator, and a glazed internal door leading to the second reception room.

The sitting room has a cast-iron fireplace with tiled inset and hearth and an "Adam" style surround, uPVC double glazed window to the rear, two radiators, fitted carpet, stained glass internal window to the kitchen, door to the stairwell and an understairs storage cupboard.

The breakfast kitchen is fitted with a comprehensive range of matching base and eye level units including glazed display cabinets, roll edge worksurfaces extending to form a breakfast bar, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, space for dishwasher and slot in double oven with gas hob and extractor hood over, ceiling spotlighting, uPVC double glazed windows to both side aspects, radiator, tiled floor and a uPVC double glazed entrance door opening to the side.

Beyond the kitchen is the utility room/WC with space for washing machine and tumble dryer, wall mounted storage unit, low flush WC, pedestal hand wash basin with tiled splashback, radiator, tiled floor, uPVC double glazed window to the side.

On the first floor an enclosed staircase rises to a long landing with doors leading off to the remaining rooms, a pull down loft hatch with ladder and a central heating radiator.

Bedroom one overlooks the front elevation with a uPVC double glazed window, decorative fireplace, fitted carpet, central heating radiator, built-in over stairs storage cupboard and a full range of fitted wardrobes.

Bedroom two has a uPVC double glazed window to the rear, fitted carpet, central heating radiator and a decorative fireplace. Bedroom three also overlooks the rear with a uPVC double glazed window, fitted carpet and a central heating radiator.

Completing the internal accommodation is the refitted shower room comprising double shower, wash basin in vanity unit with storage under and a low flush WC. Fully tiled with a chrome heated towel rail, ceiling spotlighting and extractor.

Outside the property is set back from the road behind a low walled frontage with wrought-iron railings with shared gated access to the side. Adjacent to the rear of the property is a useful yard area with steps leading up to the main garden past a brick built storage shed with a timber garden shed to the side. The garden is mainly laid to lawn with a timber decked seating area. The garden backs onto church grounds to the rear (please note the brick storage shed to the rear of the garden belongs to the church, there is no access to the building from the property and no windows overlook).

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/04112022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B



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**Approximate total area<sup>(1)</sup>**  
 1107.39 ft<sup>2</sup>  
 102.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	35   F	
1-20	G		



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#### Agents' Notes

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