

# Harbury Street

Burton-on-Trent, DE13 0RU





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£315,000

A beautiful 1930's detached home with a substantial landscaped garden to rear featuring a stunning extended layout with modernised interior, ready to move into and situated in a well sought after location.



This detached home offers a superb blend of the 1930's charm and character together with an extended and modernised interior, ready to move into. Creating an all round fabulous family home with wonderful substantial rear garden, landscaped to create superb yet easy to look after outdoor space.

Set behind a gravelled driveway with archway into an open storm porch with composite front door in turn leading to the reception hall way with staircase off to first floor, useful understairs storage cupboard and doors leading off.

The lounge is a particular highlight of the ground floor with bay window framing views to front and log burner creating a cosy feel in those autumn and winter evenings.

There is a large dining room with stained glass window to side and doorway off to a useful utility/storage cupboard with window to side. Of the dining room, an open plan feel to a superb refitted breakfast kitchen, perfect for busy mornings and for the family to get together in an evening. Fitted with a range of base and eye level units with a gloss grey finish with matching island. Integrated appliances including oven, hob and extractor, window and French doors opening out to the wonderful rear garden.

To the first floor, the landing with window to side has doors leading off to three bedrooms and dressing room. The master bedroom is a generous double with window framing views to front and the luxury of a modern en suite shower room with shower cubicle, wash hand basin set on a vanity unit and WC.

Bedroom two is also a generous double with window framing views to rear while bedroom three is a comfortable single, again with views to rear. There is a dressing room/study/nursery room with useful built in storage cupboard over stairwell and window framing views to front.

The family bathroom has been tastefully modernised and refitted with a freestanding bath, pedestal wash hand basin, WC, chrome towel rail/radiator, spotlights and with tiled walls.

The gardens of this home are an outstanding featured with shaped lawns with sleepers around and gravelled sides leading up to the top of the garden where there is a superb timber framed bar/ pergola, perfect for entertaining outdoors. There is also a useful wood store and shed. The property also has the benefit of a good sized single garage with an up and over front entrance door and the owners have created a fantastic garden room with window and doors to rear garden, a perfect space for working from home and potential for a variety of uses.

**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.

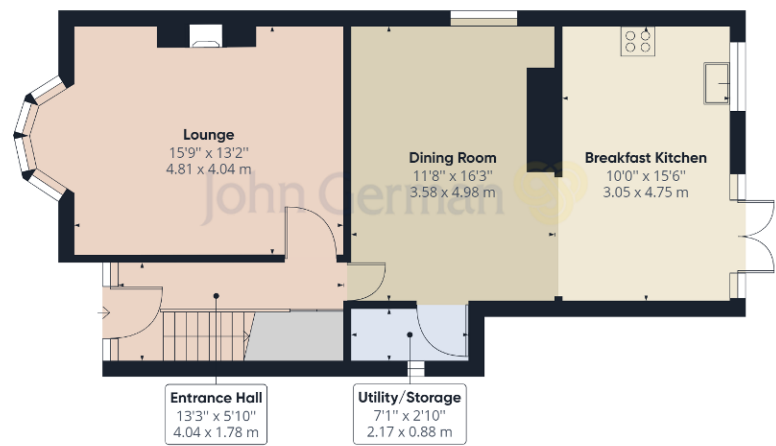
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/01032023

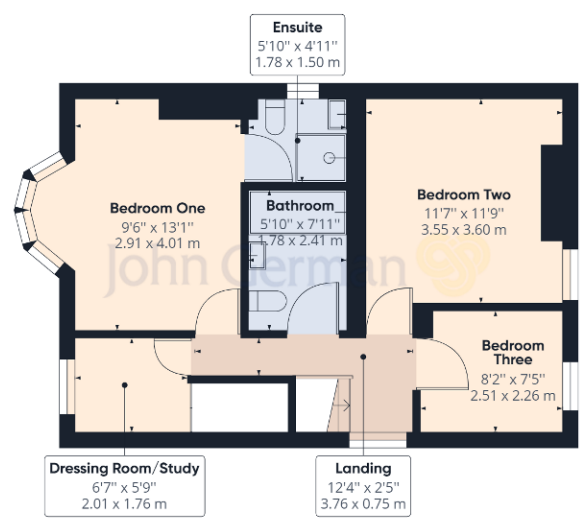
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D



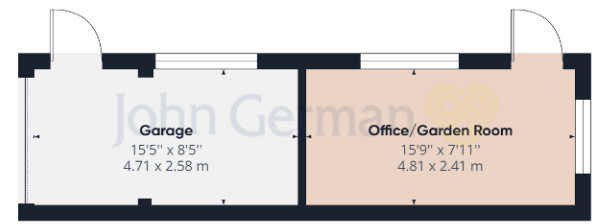




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1422.41 ft<sup>2</sup>  
132.15 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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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



