



Set in wonderful countryside surroundings, with stunning views is this beautifully presented rural home with a stunning interior including lounge with log burner, a lovely dining kitchen, large utility, spacious garden room, three bedrooms and wonderful rear gardens and large gravel driveway.

Guide Price £340,000



John German



Situated in the picturesque hamlet of Hanbury is this stunning home, perfect for those seeking to escape to the country. The house features a beautifully presented interior ready to move into, standing on a stunning garden plot with a large driveway and landscaped gardens to rear. Perfectly placed for the nearby centres of Barton under Needwood, Lichfield, Uttoxeter, Burton-on-Trent and beyond, with countryside walks on the doorstep, this home is certainly not to be missed.

Set behind a good size gravel driveway with a 5 bar gate providing the entry with a pretty exterior overlooking the thick set timber porch giving access to a front entrance door which opens into the hallway with tiled floor, staircase off to first floor and doors leading off.

The lounge is spacious and features a tiled floor through, with a chimney breast with log burner providing the focal point with window framing views to front. French doors opening into a fantastic garden room with views across the rear gardens and French doors opening out.

Across the hallway is a lovely dining kitchen, generous in its proportions with a range a base and eye level units with worksurfaces over, with an integrated electric hob, oven and extractor, space for a dishwasher and fridge freezer, black ceramic sink and drainer unit and space for a good size dining table. Door opening through into a large utility room with additional cupboards and space for further appliances, and stable door opening out to the rear gardens together with a good sized understairs storage cupboard.

To the first floor, the landing has doors leading off to three good sized bedrooms, the master is a spacious double with fitted wardrobes, further

built in storage cupboard with window framing views to front. Bedroom two again is a generously sized double, with fitted wardrobes providing useful storage and a further large built in storage cupboard. Bedroom three is a comfortable single with window framing views to rear.

The bathroom features a lovely modernised suite with P-shape bath with shower over and shower screen, vanity wash hand basin with drawers under, and concealed cistern WC with mirrored cabinet over with window framing views to rear.

The rear gardens are a particular highlight of this home, landscaped with shaped lawns, well established borders and a pergola concealing the oil central heating tank, and at the bottom of the garden a perfect place to sit to enjoy those fabulous countryside views.

The property has its own private entry, providing access through from the front to the rear gardens.

Mains services are connected with the exception of gas, as the property has oil central heating and there is no mains drainage with the property being served by a treatment plant.

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

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

**Our Ref:** JGA08092023

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

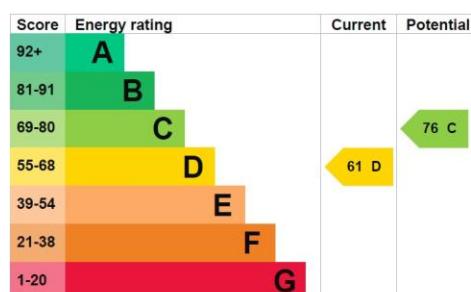
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#### Agents' Notes

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