

# Mill Hill Lane

Burton-on-Trent, DE15 0BA

John German









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£360,000

Period style home with large rooms, the type of which you really only get with these lovely older properties and this one has been Immaculately maintained with high quality finishes throughout. Set on a large mature plot with private landscaped gardens, this property has everything you need for modern family living.





Enjoying a favoured and sought after mature locality providing ease of access to comprehensive local facilities and the town centre of Burton upon Trent. Local amenities are close by including schools at all levels, two public houses and attractive riverside walks. There are excellent road and rail links, being within a few minutes' drive from the A38, A50 and Burton and Willington Railway Station. It is perfectly placed for commuting to Derby, Birmingham or surrounding areas.

Entrance to the property is via an impressive entrance hall with stairs rising to the first floor and doors leading off to the ground floor living spaces. With a lovely bay window overlooking the front garden sits the first of two generous reception rooms, currently used as the dining room and featuring a gas cast-iron effect stove and Kardean type flooring. The second reception room sits to the rear of the property and has a real log burning stove with a rustic wood mantel and a granite hearth, fitted carpet and sliding patio doors with top lights and side panels opening into the conservatory. The conservatory has power and is heated with its own central heating radiator and provides lovely views over the rear garden and direct access onto the rear patio via sliding patio doors.

There is a very smart breakfast kitchen fitted with a high quality range of base and eye level units with granite work surfaces extending to include a breakfast bar, the sink unit has been cleverly set into a lovely square bay window to the side which is an original feature of the property and a range of integrated appliances have been provided including a built-in oven, gas hob with extractor hood over, integrated fridge and integrated freezer. Set off the kitchen is the separate utility room fitted with matching units and granite work surface with inset circular sink. There are two external doors leading to the outside and an enclosed ground floor WC.

On the first floor, stairs lead to a landing with a window providing views to the front and door leading off to the bedrooms and bathroom. The spacious family bathroom is fitted with a full three piece suite in white comprising low flush WC, pedestal wash basin and a panelled bath with mixer tap, shower over and glass screen. The bathroom is extensively tiled with two windows providing plenty of natural light. Completing the first floor accommodation are three lovely double bedrooms, beautifully fitted with a high quality range of fitted wardrobes with integrated lighting. The master bedroom also features a bay window with far reaching views, whilst the two rear facing windows also enjoy open views over the rear garden and playing fields to the rear.

Outside the property is set back from the road in a commanding elevated position behind a low maintenance front garden with a driveway to the side providing extensive parking and access to the garage. The garden has an up and over vehicular door to the front and has power and lighting connected, window to the rear and a courtesy door opening out onto the rear garden. The rear garden is a real feature of this already impressive property having been thoughtfully landscaped with extensive mature planting providing all year round interest and colour. The garden is divided into three main sections starting adjacent to the house with a lovely block paved patio leading onto a shaped lawn with raised beds and borders incorporating a small ornamental pond complete with Koi Carp. Mature trees and shrubs provide a haven for birds as well as superb privacy. Leading on down the extensive plot, a pathway leads through to a second lawned area again with well stocked borders and at the end of the garden is the working end of the garden featuring a veg plot, greenhouse and two garden sheds.

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

**Property construction:** Brick. **Parking:** Drive & garage. **Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL Copper wire. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/10012024

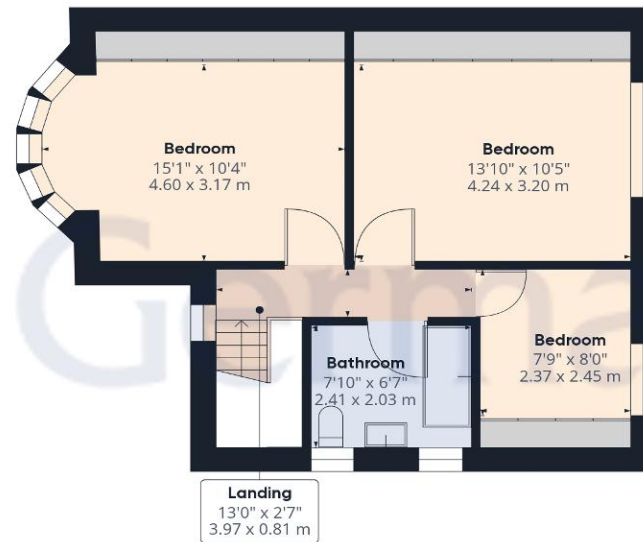








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1396.55 ft<sup>2</sup>

129.74 m<sup>2</sup>

**Reduced headroom**

1.38 ft<sup>2</sup>

0.13 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Loughborough | Stafford | Uttoxeter

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