

Hanbury Hill

Hanbury, Burton-on-Trent, DE13 8TD

John 
German





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£485,000

Set in rural surroundings enjoying outstanding country views is this Victorian semi detached cottage that has been extended to offer lounge, dining room and a superb kitchen/living space with dual aspect log burner, utility, four bedrooms, refitted bathroom, gated drive and detached garage.



Situated in a picturesque location and boasting fabulous views across countryside and fields beyond is this superb extended Victorian cottage. It offers a superb blend of rural living yet still convenient for the nearby centres of Uttoxeter, Lichfield, Burton on Trent, Derby, the A50 and A38. It also lies in the catchment for John Taylor Academy in the nearby Barton under Needwood.

Set behind a front garden with drive to the side having double gates opening to a further good sized driveway and large detached garage, perfect for a car enthusiast or as a workshop.

A front entrance door opens into the hallway with stairs leading off. To the right is a lovely lounge with a log burner providing a focal point, a side window plus a front facing window framing those fantastic country views.

Across the hall is dining room that also overlooks the front and has a feature dual aspect log burner with access either side opening to the stunning open plan bespoke kitchen and living space with an extensive range of units complemented by granite work surfaces and a matching large centre island unit. There is an integrated dishwasher and fridge freezer plus space for a range style cooker. Tiled flooring and ceiling spotlights run throughout the room, a window frames views to the side and there is a useful under stairs storage cupboard. There is plenty of space for a sofa and chairs alongside the log burner creating a fantastic social space.

A door opens to a utility/boot room that is a practical space for returning from the garden and walks having a fitted storage cupboard and space for further appliances. Leading off is a guest's cloakroom with close coupled WC and Belfast style sink.

To the first floor there are four bedrooms, two of which are impressive double sized rooms and all share the spacious family bathroom that has been refitted and upgraded having a bath in tiled surrounds, separate shower cubicle, pedestal wash hand basin, WC, towel rail/radiator and tiled floor with underfloor heating.

The rear garden has a paved terrace, ideal for outdoor dining with a shaped lawn beyond plus a dog run that is to be included in the sale.

The property has been future proofed with the addition of an air source heat pump providing central heating for the property.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13032024

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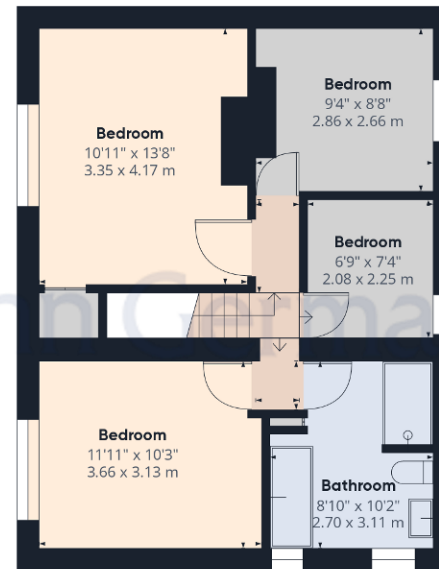




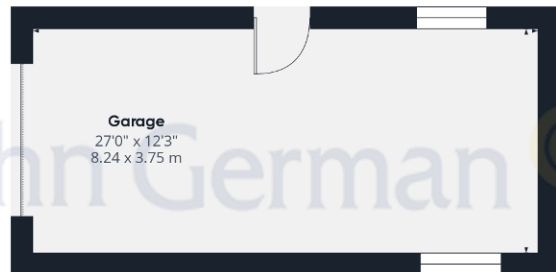




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1685.47 ft²

156.59 m²

(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.



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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