

Hanbury Hill

Hanbury, Burton-on-Trent, DE13 8TD

John 
German





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£500,000

A stunning rural home with fabulous views boasting 2078 sq ft of accommodation including a double garage/workshop. Highlights include breakfast kitchen, open plan living/dining room with log burner, three large double bedrooms, two bathrooms and established gardens.



This home offers a superb blend of countryside living with stunning views across fields to the front, with a light, bright and spacious modernised interior ready to move into in a highly regarded location, perfect for those seeking John Taylor catchment together with a popular pub just a stones throw away.

Hanbury is perfectly placed for the nearby centres of Burton-on-Trent, Barton under Needwood, the cathedral city of Lichfield, Uttoxeter, the A38 and A50 beyond adding in excellent transport links.

Set behind an established front garden which is laid to lawn with borders and a long driveway to side leading up to an oversized double garage/workshop with twin electric up and over doors. The accommodation begins with a front entrance porch with a tiled floor, glazed doors with windows either side opening through into a large reception hallway with wood effect flooring, staircase off to the first floor and doors leading off.

There is a lovely light and spacious triple aspect living/dining room with generous proportions having a spacious living area with log burner and French doors onto the patio together with a good-sized dining area with window framing fantastic views across the front garden to the fields beyond.

Across the hallway is a well-appointed breakfast kitchen equipped with a range of base and eye level units in cream with work surfaces over, ceramic sink and drain unit, integrated appliances including induction hob, oven, extractor hood and fridge. Lovely bay window perfect for a breakfast table to enjoy the views. Spotlights to ceiling and a half glazed door opening through into a useful utility room with additional appliance space, space for a fridge freezer and dishwasher, side door opening out onto driveway and double doors opening into a fantastic pantry for extra storage.

On the ground floor there is a good sized double bedroom with fitted storage/wardrobe, window framing views across the rear gardens, and a well appointed family bathroom with a suite comprising separate shower cubicle, panel bath, pedestal wash hand basin, WC and towel rail/radiator.

To the first floor where there are two substantial double bedrooms with the master having the luxury of a large walk in wardrobe/dressing room and across the landing a large second bedroom with a study area, with window framing fantastic views to front and a large built in store. Both of these bedrooms share a well appointed shower room with shower cubicle, WC, pedestal wash hand basin and window to rear.

Rear gardens offer plenty of outdoor space, with shaped lawns, well established borders and trees, together with further parking area giving access to the detached garage/workshop with twin up and over front entrance door and further pedestrian entrance door - a fantastic space for the car enthusiast (one of the up and over doors is remote and electric). The garden also features a selection of fruit trees.

The property is set in wonderful countryside surroundings, perfect for getting out and walking the dog on a Sunday afternoon with many walks linking to nearby villages.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: LPG central heating

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

Broadband type: TBC

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

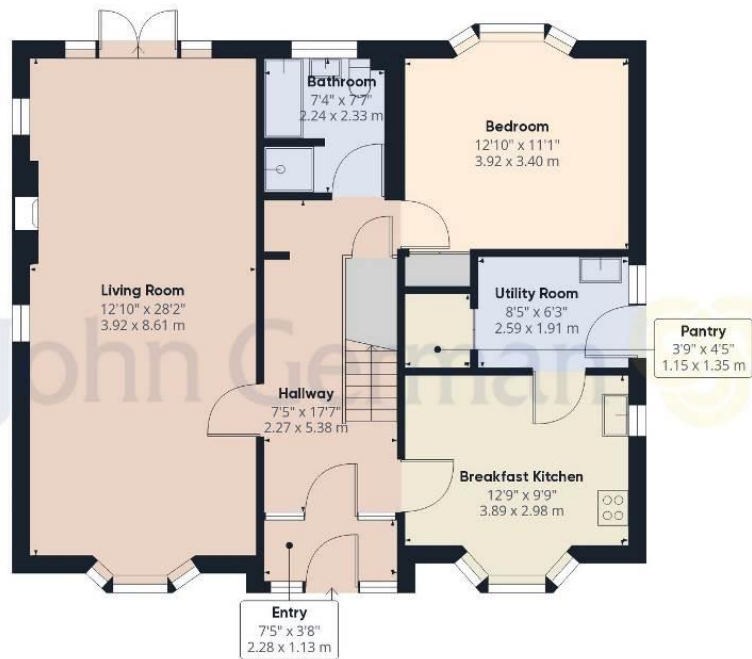
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA110322024

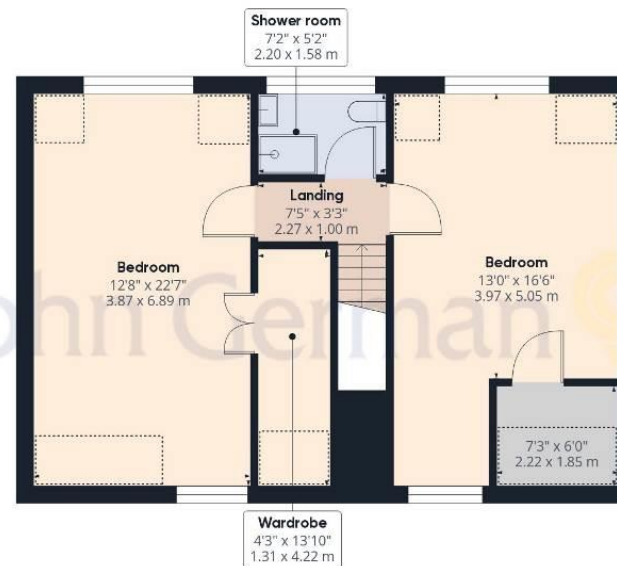
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Ground Floor Building 1



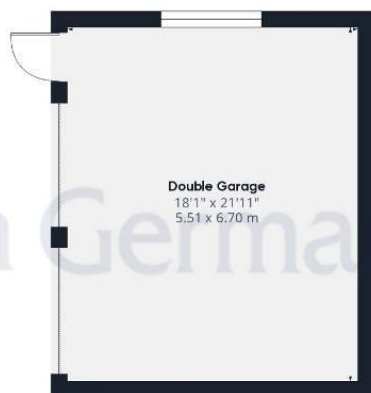
Floor 1 Building 1

Approximate total area⁽¹⁾

2078.31 ft²
193.08 m²

Reduced headroom

89.55 ft²
8.32 m²



Ground Floor Building 2

(1) 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.



Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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