

Dunstall Hill

Dunstall, Burton-on-Trent, DE13 8BE

John 
German






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£425,000

Pretty, charming cottage full of character, beautifully renovated and improved in idyllic countryside surroundings. Highlights include lounge with log burner, superb bespoke open plan split level dining kitchen, garden room with bi-fold doors to rear, refitted bathroom, pretty cottage style gardens and John Taylor High School catchment.

A photograph of a well-maintained garden. In the foreground, there is a lush green lawn. To the left, a wooden deck with a white railing is partially visible, surrounded by various plants and flowers, including pink and purple blooms. In the middle ground, a green metal gate stands next to a brick house. The house has a gabled roof and is partially obscured by trees and foliage. The sky is overcast with grey clouds.

Situated in picturesque countryside surroundings is this very pretty Victorian cottage, brimming with charm and character throughout yet with the benefit of a modernised interior, offering a superb blend of modern and character living. Set behind a pretty front garden with gravel drive providing ample off road parking, together with views across adjacent fields, this really does offer a superb country home. Just a short distance away from the neighbouring village of Barton under Needwood, popular for John Taylor High School plus its amenities and facilities including shops, pubs, doctors, pharmacy, eateries, together with excellent transport links provided by the nearby A38, putting the larger centres of the cathedral city of Lichfield, Burton-on-Trent, Uttoxeter, Derby and Birmingham all within easy reach.

The front entrance door opens into a hallway with doors leading off. The first of the reception rooms is a lovely cosy lounge with fire surround and stove providing the focal point, with a beamed ceiling adding to the character feel, and window framing fabulous countryside views to front.

Across the hallway is a split level kitchen/diner, the dining area is generous in its proportions, again with a revealed chimney breast providing a character focal point, beams to ceiling and window framing views across the adjacent woodland. Moving across to the kitchen area which has been superbly refitted with bespoke units with a range of base and eye level units finished in cream with wooden block work surfaces over incorporating breakfast bar with lighting over. Having underfloor heating, there is a sink and drainer unit, wine rack, and integrated appliances including hob, eye level double oven, fridge freezer and dishwasher, together with recessed spotlights, concealed lighting and an open aspect through to a superb garden room, also benefitting from underfloor heating, with high vaulted ceiling and large skylight providing natural light. Bi-fold doors leading out to the rear gardens.

A door opens into a very useful utility room with additional appliance space and window to rear, towel rail/radiator and door off to a guest WC which incorporates a concealed cistern WC, wash hand basin, towel rail/radiator.

To the first floor the landing has doors leading off to three bedrooms. The master is a generous double with high vaulted ceiling with window framing views to front. Across the landing there is a second good size double bedroom with window framing views to rear, whilst the third bedroom offers a comfortable single again with views to front, currently used as a home office/study.

The bathroom has been refitted and modernised featuring a glazed shower cubicle, bath with a tiled surround, close coupled WC and vanity unit with granite work surface over with inset sink.

There is a further staircase off the landing to a useful attic space providing excellent storage together with a skylight.

To the rear of the property there is pretty cottage style gardens with shaped lawns, colourful borders plus an ornamental wildlife pond and summer house. The property also has a right of way giving access around to the rear along the drive belonging to the Chimneys and path behind Knights Cottage.

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: Septic tank (we are advised there are plans with Severn Trent to upgrade to mains sewerage. Timescales TBC)

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

Broadband type: Full Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

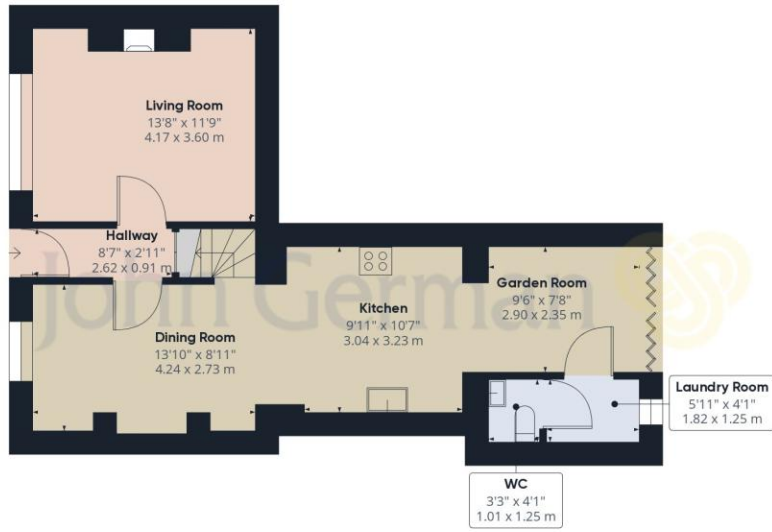
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

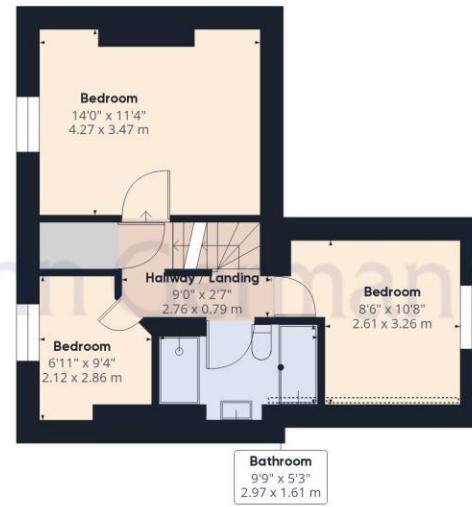
Our Ref: JGA08072024







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1017.62 ft²


94.54 m²

Reduced headroom

5.81 ft²

0.54 m²

(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.

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Agents' Notes

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Referral Fees

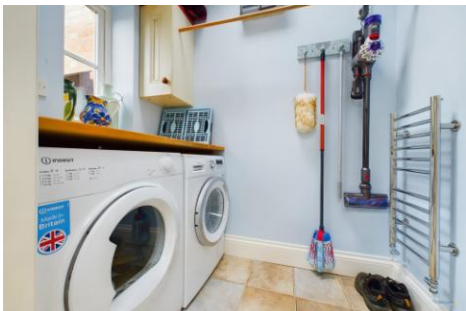
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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