

Hillside Road

Tatenhill, Burton-on-Trent, DE13 9GS

John German





Hillside Road

Tatenhill, Burton-on-Trent, DE13 9GS

£360,000

Welcome to this delightful four-bedroom detached home on Hillside Road, Tatenhill. Offering modern interiors, spacious living, a detached garage and en suite to the master bedroom. The home is perfectly positioned for excellent schools, local amenities, and convenient commuter links.



Built by Cameron Homes in 2021 on the popular Lawnswood development in Tatenhill is this impressive, detached family home on Hillside Road. The home is well placed for local amenities, commuter links and schooling. Nearby, Burton town centre provides a comprehensive range of shops, supermarkets, cafes, and restaurants. Families will appreciate the excellent schooling options in the area. Tatenhill is within the catchment of several highly regarded primary and secondary schools, including John Taylor Free School. For commuters Hillside Road offers superb connectivity. The nearby A38 provides quick access to key regional hubs, including Derby, Lichfield, and Birmingham. Rail links from Burton upon Trent station connect you to major cities such as Nottingham and Birmingham.

Situated at the corner of Hillside Road, this property offers an abundance of off-road parking. As you approach, you'll notice the parking to the front, alongside an extensive driveway to the side that accommodates multiple vehicles with ease. The driveway leads to a detached garage, which is equipped with up-and-over doors for easy access, along with power and lighting throughout, providing a practical and versatile space for storage or additional parking needs.

This home combines modern interiors with a cosy and inviting atmosphere. Off the hallway, you'll find a spacious living room at the front of the property, featuring a large window that floods the space with natural light. To the rear of the ground floor, the property showcases a stunning open-plan kitchen and dining area. Patio doors open directly onto the rear garden. The kitchen is thoughtfully designed with matching wall and base units, complemented by sleek worktops. It is equipped with an eye-level electric oven, integrated microwave, gas hob with a cooker hood, and an integrated wine fridge. Additionally, there is a convenient cupboard providing space for utility appliances. The kitchen is a good enough size to house a sizeable dining table, great for entertaining.

The ground floor is then complete with a conveniently located w/c off the hallway.

The first-floor landing leads to four well-proportioned bedrooms, three of which can comfortably accommodate a double bed. The standout is the master bedroom, which boasts its own en suite shower room. The en suite is equipped with a shower enclosure, WC and wash hand basin. The remaining three bedrooms share a stylish family bathroom, which features a bath with an overhead shower, a wash hand basin and a WC.

To finish, the sellers of this property have landscaped the rear garden. The garden now features a patio space, perfect for outdoor entertainment or seating as well as an expansive lawn space. The garden is privately enclosed, mainly to a brick built wall and fence panels.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(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 E

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

www.eaststaffsbc.gov.uk

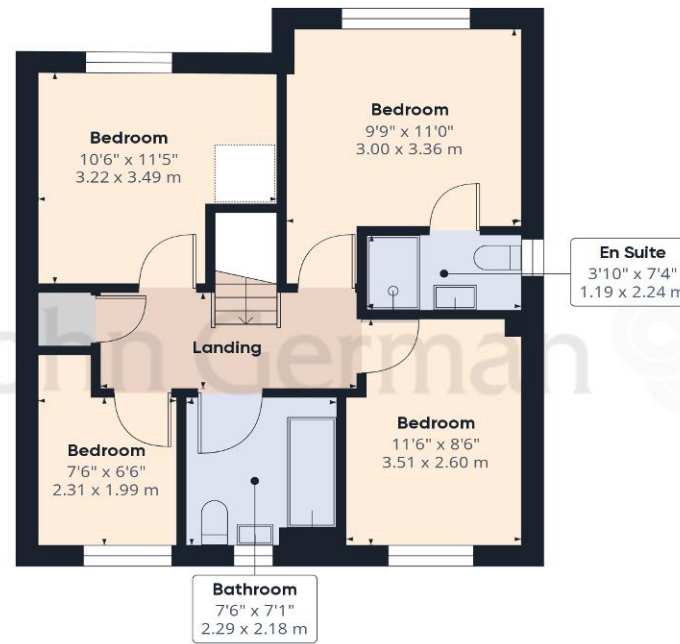
Our Ref: JGA/11122024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1272.61 ft²
118.23 m²

Reduced headroom

12.69 ft²
1.18 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



