Mill Hill Lane

Burton-on-Trent, DE15 0BB

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£550,000

This individually designed and built bespoke home is set on a stunning plot with a gated driveway and double garage. Perfect for a large family with two spacious reception rooms, an impressive kitchen/diner, utility, four good size bedrooms, ensuite and a family bathroom.

Available with no chain!

This stunning bespoke home has been individually designed and built in a lovely non estate location. The house looks superb from the road, set behind a walled frontage with double gates to a generous drive on an established garden plot. Perfect for a family to grow into, with an abundance of space at 2071 ft2 including a double garage. Well placed for schools, a local pub, shop and cricket club, together with being just a short drive from the town centre.

The hall provides a welcoming entrance into this beautifully presented home, with a staircase to the first floor and doors leading off. There is a substantial lounge with a fireplace and bay window framing views to front. Double doors link through to a particularly spacious dining room, having French doors seamlessly connecting the inside and out, and providing garden views. This could alternatively be an ideal second living/family room. The impressive kitchen/diner is well appointed with a range of units with worktops and a matching island/breakfast bar, space for dining/breakfast table and space for appliances. We understand the oven is to be included. This is a fantastic room for families and to entertain, enjoying garden views. In addition to the kitchen is a useful utility room, having a door out to the side and space for a washing machine and tumble dryer. Completing the ground floor is the guest WC located off the hall.

On the first floor, the landing has plenty of storage and gives access to four bedrooms and the family bathroom. Bedroom one is a superb double with an ensuite shower room. Bedrooms two, three and four are all good sizes and share a modern bathroom.

Outside to the front, a large gated drive offers plenty of parking. To the rear is a well tended garden with shaped lawns, a block paved terrace and path.

Mill Hill Lane is a well regarded location, well situated for schools, with pubs and a shop close by. Its also just a few minutes drive to the town centre and has excellent access to the A38/A50 and nearby villages including Newton Solney and Repton.

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:
Parking:
Electricity supply:
Water supply:
Sewerage:
Heating:
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09032026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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Ground Floor

N E W S

Floor 1

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Approximate total area(1)

2071 ft²

192.2 m²

Reduced headroom

132 ft²

12.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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.

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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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