

Harehedge Lane

Burton-on-Trent, DE13 0AS





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£450,000



This outstanding home offers an abundance of space with 2067ft² of accommodation including four large double bedrooms, ensuite, spacious bathroom, two generous reception rooms, breakfast kitchen and double garage, all set on a superb 0.19 acre garden plot with a large drive and extensive rear garden.

Perfect for a large or growing family is this impressive detached home on a wonderful garden plot of approximately 0.19 acres. Situated in a non-estate location, handy for schools and just short drive from shops, pubs, the town centre and with excellent access to the A38 and A50.

The property is set behind a front garden and a large drive. The front door opens into a good size welcoming entrance hall with stairs and doors leading off. The lounge/diner is a very spacious room; the lounge area with its fireplace and views to front offers an ideal space to relax, and the dining area is perfect for family meals and occasions. An extension has created a superb family/garden room with picture windows framing garden views and doors opening out to the garden. The kitchen is well appointed with a range of units and a large centre island/breakfast bar. There is space for appliances and a window framing garden views. Off the kitchen is a side hall with a door out to the side entry, a guest WC and a useful internal door to the garage.

To the first floor, the galleried landing creates a spacious feel, having views to front and doors leading off. There is an amazing master bedroom, a very spacious room with a dual aspect enjoying views over the garden, plus an ensuite shower room. Bedrooms two, three and four are all fantastic doubles with plenty of space for bedroom furniture, bedroom two in particular is a huge bedroom as shown by the photos, with views to front. The lovely family bathroom has both a bath and separate shower, WC, wash basin and towel rail/radiator.

The rear garden offers superb outdoor space with lawns and established borders, with a side gate. The double garage is ideal for car enthusiasts, hobby space or just that extra storage you may need.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 E

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

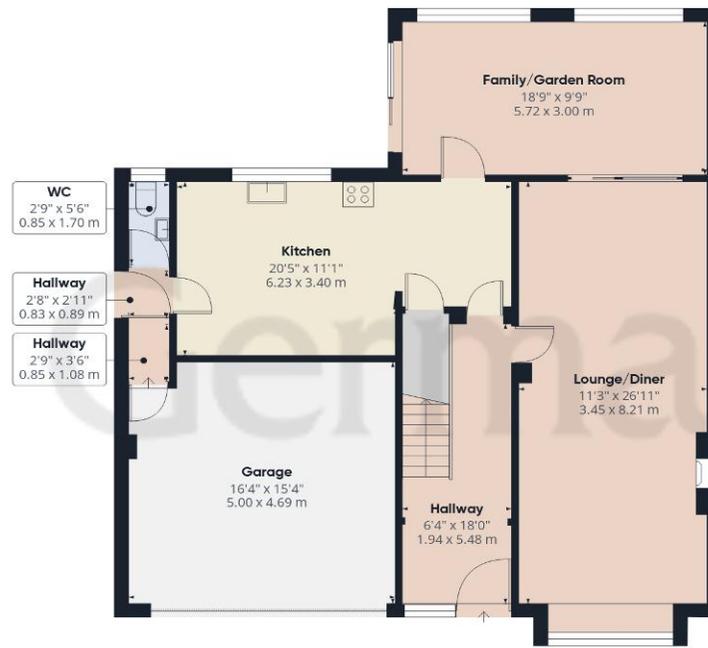
Our Ref: JGA/13032026

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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.

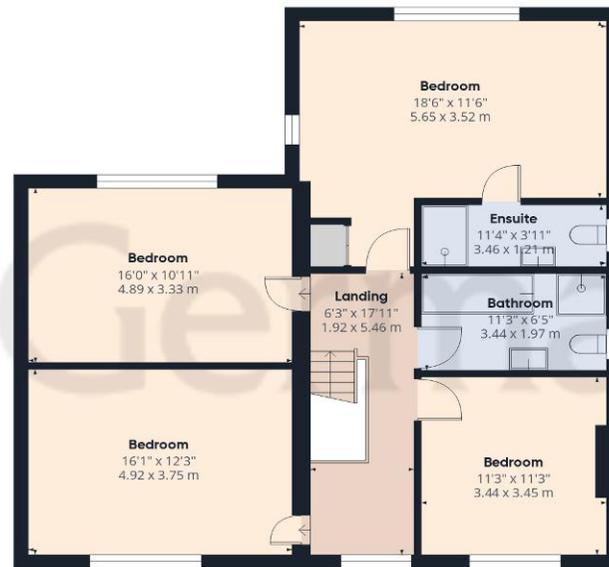






Ground Floor

Approximate total area⁽¹⁾
2067 ft²
192 m²



Floor 1



(1) Excluding balconies and terraces

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

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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.

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



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