

# Meadow View Close

Hanbury, Burton-Upon-Trent, DE13 8FP

John  
German





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£500,000

Stunning, contemporary home with a superb layout including lounge, open plan dining kitchen and four bedrooms, plus spectacular far-reaching views to rear, set in this desirable rural hamlet.



Enjoying fabulous open views to rear, this property has been designed and built to a high specification with energy efficiency in mind. The property features anthracite glazing, plus heating and hot water provided by an air source heat pump, in addition to the ground floor, bathroom and ensuite all featuring underfloor heating.

This contemporary home is situated in a well sought-after, rural hamlet with the benefit of being within the John Taylor catchment, having a local pub within a short distance, plus great countryside walks available, and of course the spectacular views across the meadow rear and peaks beyond.

Entrance leads to an impressive reception hall having tiled flooring, staircase with oak balustrade and glass panels, plus doors leading off.

The lounge features a full height window framing views to the front, and spotlighting.

The highlight of the ground floor is the open-plan dining kitchen with gloss finish units and matching complementary island, all with granite work surfaces and integrated appliances comprising dishwasher, microwave, full height fridge freezer, plus an eye-level double oven and induction hob set within the island unit. There is plenty of space for a dining table, and French doors open out onto the rear. Overall, this is a fantastic space for entertaining together with a useful utility room off, providing further appliance space and having doors to the boiler room and out onto the rear.

Off the hallway is the guest WC with close coupled WC and wash hand basin.

To the first floor arranged around the impressive, contemporary landing with glazed gable framing views to the front, are the bedrooms, bathroom and ensuite.

The superb master suite affords spectacular views over the rear, together with a dressing room and contemporary ensuite shower room comprising shower cubicle, pedestal wash hand basin and WC. Bedroom two also has the luxury of its own ensuite, again with a French window framing wonderful views over the rear.

Bedroom three features a high vaulted ceiling and a full height window framing views to front, whilst bedroom four is a comfortable single with two windows to the front aspect.

The family bathroom is smartly appointed, being fitted with a contemporary three-piece suite and complementary spotlighting.

Outside, the property is set off a private driveway serving just five properties leading to an integral garage. To the rear, the gardens are laid to lawn with a three-bar fence to the bottom of the garden providing minimal interruption to the stunning views, and cows grazing on the field to rear.

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

**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals](http://www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals)

**Our Ref:** JGA/19102022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

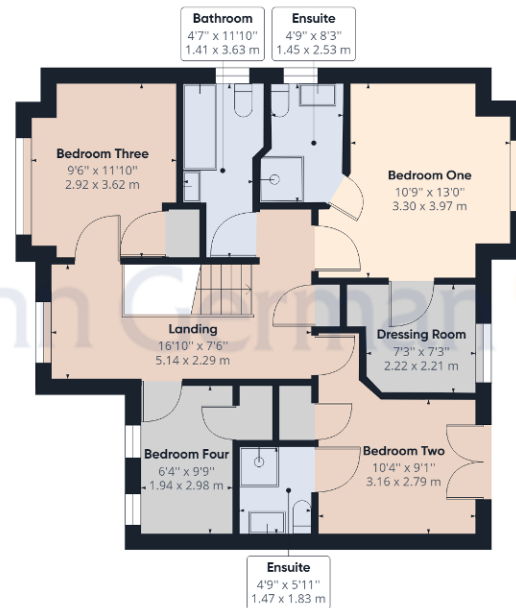






Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1593.28 ft<sup>2</sup>  
148.02 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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