

# Hillside Road

Tatenhill, Burton-on-Trent, DE13 9GS

John German









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£425,000

A bright, modern dining area with a wooden table, grey chairs, and a large window overlooking a green garden. The room features light-colored walls, a white ceiling with a modern pendant light, and a light wood floor. A framed artwork with colorful dots is on the wall, and a small table with a bowl of fruit is next to the main table. The large window provides a view of a well-maintained garden with a swing set and a brick house in the background.

**This stunning detached family home offers approximately 1,500 sq. ft of living space. Boasting FOUR DOUBLE bedrooms, a stylish open-plan kitchen diner and a range of modern features, this property is perfect for contemporary family living.**

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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.

The property is situated on a private driveway which allows off road parking for multiple vehicles. The driveway leads onto the internal garage, which can be accessed from the front via an up and over door, as well as being equipped with power and lighting. The owners have put a stud wall up in the garage to separate the front garage store to an office space to the back. To the left hand side of the home, the current sellers have installed an EV car charger point.

The home opens into a very spacious entrance hallway which gives access to the downstairs WC and the rest of the ground floor accommodation. To the front you will find the generous sized living room which features a charming bay window, flooding the room with natural light.

One of the stand out features is the open plan kitchen/diner to the rear of the property. The modern fitted kitchen includes matching wall and base units, granite worktops, gas hob with cooker hood above, eye level electric oven, integrated microwave, sink and drainer, integrated fridge freezer, integrated dishwasher, breakfast table and patio doors leading to the rear garden. Adjacent to the kitchen is the utility room which houses the boiler and has another sink and drainer, plumbing for washing machine and a side external door.

Upstairs, the property boast four double sized bedrooms all of which can comfortably fit a double bed alongside ample bedroom furniture. The pick of the bedrooms has to be the master bedroom, having built in wardrobes and access to its own en suite comprising a shower enclosure, WC and wash hand basin and stylish tiling. The other three bedrooms share a family bathroom having decorative tiling, a bath with mixer taps, separate shower cubicle, WC and wash hand basin.

The sellers have done further work, since their purchase from new in 2021. Creating a wonderful decking area, a perfect space for outdoor furniture. The rest of the garden is laid mainly to lawn and has wooden fencing to the perimeter, ensuring privacy of the garden space.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13032025

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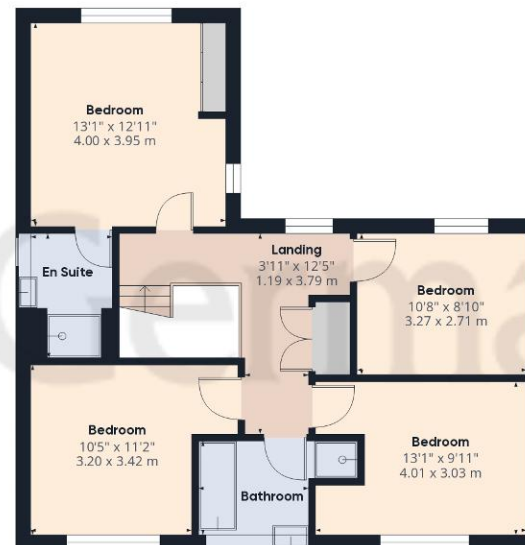








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1475.31 ft<sup>2</sup>

137.06 m<sup>2</sup>

**Reduced headroom**

13.62 ft<sup>2</sup>

1.27 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





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### Agents' Notes

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**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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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