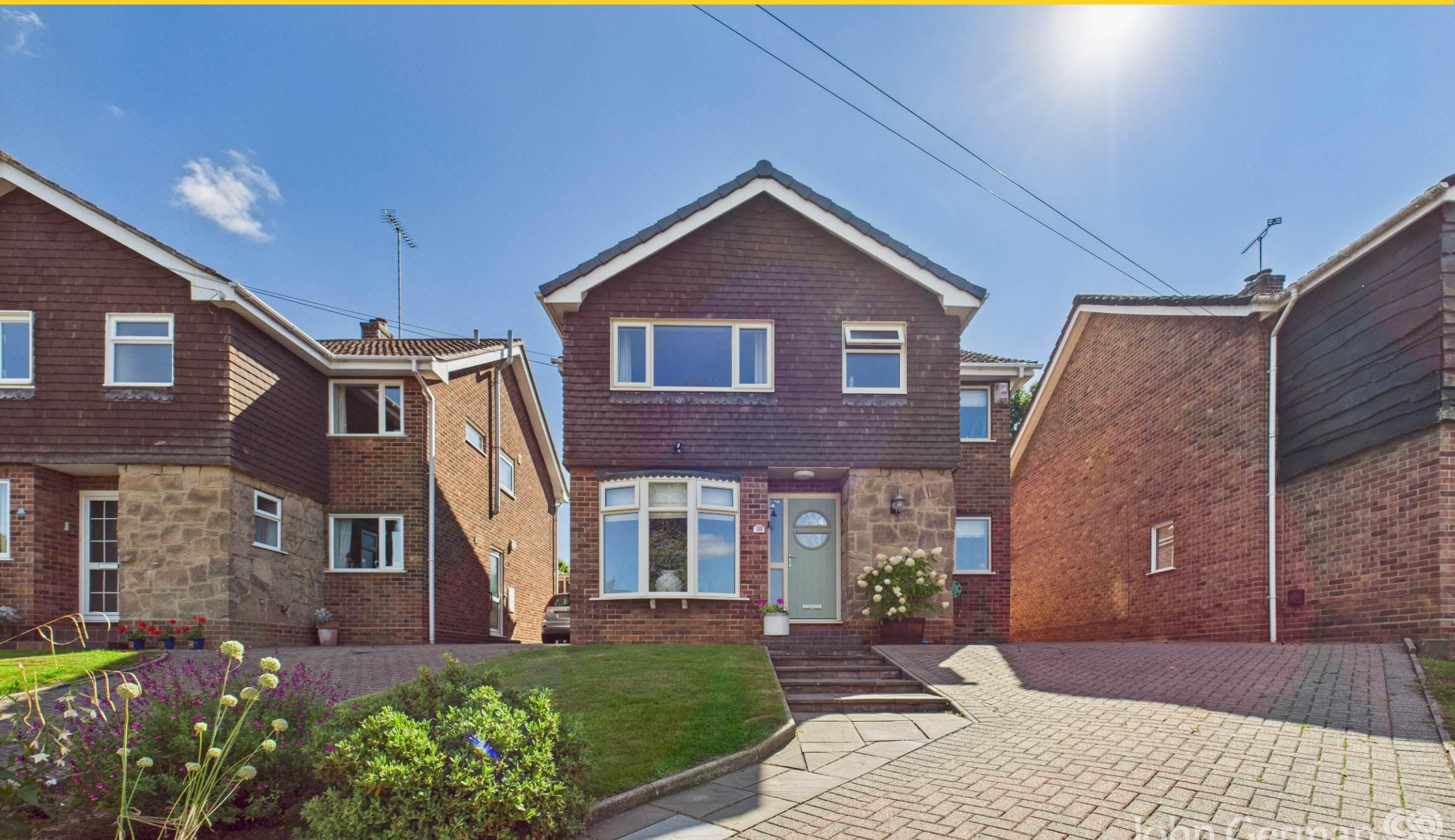


Hillcrest Avenue

Burton-on-Trent, DE15 0TZ

John
German





Hillcrest Avenue

Burton-on-Trent, DE15 0TZ

£450,000

An outstanding home, beautifully presented and modernised throughout, occupying a wonderful position in a quiet cul-de-sac with open views across school fields to rear and an open aspect to the front. With a stunning interior ready to move in to, offering a fabulous all round family home.



John German 

This outstanding home enjoys a beautiful position at the top of the cul-de-sac with a n open aspect to the front and wonderful views across school fields to rear, this is a light filled home built in the 1970's but modernised by the current owners with a stunning interior ready for the buyer to move into and enjoy. The property has a long block paved driveway providing plenty of off road parking, front garden and landscaped rear garden enjoying a fantastic southerly aspect. In a well established location just a few minutes drive from Burton on Trent town centre, together with schools for all ages close by.

To the front there is a storm porch with a recently fitted front door opening into a welcoming reception hallway with oak flooring through, staircase off to the first floor and doors leading off. There are two reception rooms, the lounge occupies a fantastic position to the rear of the property with a fire surround providing the focal point, a generously proportioned and light filled room with French doors opening out to the rear gardens and across the hallway the second reception room, currently used as a dining/playroom, again with wood flooring through, window to side and lovely picture bow style window framing fantastic views across the cul-de-sac and beyond. Without doubt the highlight of this home is the stunning bespoke refitted kitchen equipped with a range of base and eye level units with wooden block work surfaces over with a ceramic sink. This is a beautiful kitchen providing a character feel yet with plenty of practical touches including a large walk-in pantry with spice shelf, range style cooker, integrated fridge and freezer and concealed space for a washing machine with spotlights and a practical floor leading through to an archway which opens into a fantastic living/dining area, with French doors opening out to rear gardens. Completing the ground floor accommodation is the guest WC, refitted with close coupled WC, wash hand basin and useful full height fitted storage cupboard. To the first floor the landing has spotlights and doors leading off to four bedrooms, the master bedroom is generous in its proportions with a large picture window framing fantastic views across the cul-de-sac to countryside beyond, with built in storage and the luxury of a superb refitted ensuite shower room with suite comprising large glazed shower enclosure, fitted vanity units with inset wash basin and cabinet over, part tiled walls, WC, spotlights and window to front. Bedrooms two and three are both generous doubles with picture windows framing views across the rear garden, while bedroom four is a good size single which could be a perfect home office/study. These three bedrooms share a stunning refitted character bathroom with a period style feel with roll top bath with shower over and shower screen, pedestal wash hand basin and WC, part tiled walls, radiator, spotlights and window to side.

The rear gardens enjoy a wonderful southerly aspect set over three levels with two paved terraces, multiple seating areas ideal for outside dining and entertaining, together with shaped lawns, established planting beds and a lovely aspect with the school fields beyond.

Viewing of this property is highly recommended to appreciate its plot position and quality of accommodation on offer.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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

Our Ref: JGA02042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1562.83 ft²

145.19 m²

(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.

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.

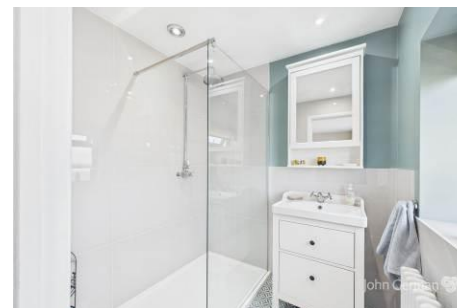
Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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