



High Bank Road, Burton-On-Trent, DE15 0HX

Asking Price £295,000

Nicholas  
Humphreys

# High Bank Road, Burton-On-Trent

**\*\* Unique Three Storey Semi Detached \*\* Rear Garage & Driveway \*\* With Original Features & Character \*\***

This traditional Semi Detached family home offers modernised and improved interior accommodation across three floors with the benefit of double glazing and central heating throughout the property. The home opens with a welcoming reception hallway with original tile floor, lounge across the front aspect with traditional high ceilings, bay window and fire place with decorative surround. The dining room, positioned on the rear elevation has a bespoke oak fire surround with inset gas fire and leads into the fitted kitchen diner, overlooking the rear garden with a wide selection of fitted units and range cooker and concealed appliances.

The first floor has three generous bedrooms with a central modern fitted shower room, and on the top floor, a master bedroom suite, with en-suite Jack n Jill style bathroom offering a four piece bathroom suite.

Outside is a generous rear garden with stone patio and lawn, with rear driveway located off Herbert Street, with double timber gates leading to the detached garage/workshop. A versatile home ideal for the growing family, close to many local amenities and schools, ideal for the A38 & A50 commuter routes between Derby & Lichfield.



## The Accommodation

The home opens with a welcoming reception hallway with original decorative tile flooring, a useful under stairs storage cupboard and internal doors lead to both the lounge and separate dining room. The lounge across the front elevation has a walk-in bay window, oak veneered flooring and an open fire place, with traditional decorative tiled inset and fitted wall mirror above. The dining room has laminate flooring with feature gas fire with a bespoke oak surround and window overlooking the rear garden.

The open plan kitchen diner has a wide selection of fitted units with wood block surfaces above, ceramic belfast sink, a "Rangemaster" range cooker with double oven, grill and gas hot plates with an extractor hood above. A concealed dishwasher, and washing machine, freestanding space for fridge & freezer and back door to the enclosed rear garden.

The first floor has the larger double bedroom two across the front elevation, and two further bedrooms on the rear aspect the third bedroom having a built-in wardrobe housing the gas fired combination boiler. The central shower room is fitted with a circular hand wash basin, WC and shower enclosure, finished with a white wall tile and window to the side aspect.

The master bedroom suite occupies the second floor, with sky light windows to the front aspect, walk-in wardrobe and access to loft space. The Jack n Jill style en-suite offers a four piece bathroom suite in white, comprising Wc, his & hers hand wash basins and a p-shape shower bath with a fitted glass shower screen.

Outside the home is set back from the road in an elevated position with front fore garden and side gate to the rear garden. The double width driveway to the rear is set off Herbert Street behind double timber gates, leading to the detached garage/ workshop with power & light and internal door to the garden. The garden has a sand stone patio and lawn, with block paved pathways and mature flower borders offering a good degree of privacy.

Many of the features within the home include high ceilings with plaster moulded covings, plantation blinds fitted to some of the uPVC double glazed windows throughout the home.

## Reception Hallway

3.96m x 1.83m (13'0 x 6'0)

## Lounge

3.96m x 3.38m (13'0 x 11'1)

## Dining Room

3.96m x 3.71m (13'0 x 12'2)

## Kitchen Diner

5.51m x 2.90m (18'1 x 9'6)

## First Floor

### Bedroom Two

3.96m x 3.38m (13'0 x 11'1)

### Bedroom Three

3.68m max x 2.64m to wardrobe (12'1 max x 8'8 to wardrobe)

### Bedroom Four

3.30m x 2.90m (10'10 x 9'6)

## Fitted Shower Room

## Second Floor

### Master Bedroom

3.81m max x 3.23m max (12'6 max x 10'7 max)

### En-suite Bathroom

3.20m x 2.08m (10'6 x 6'10)

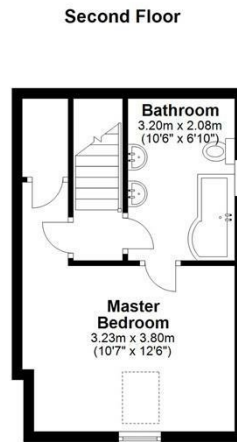
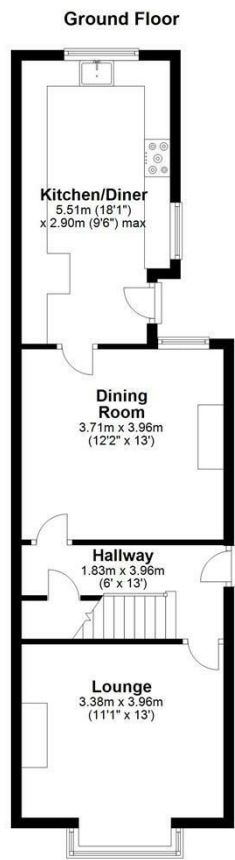
## Driveway Garage/ Workshop

## Attractive Garden

Draft details awaiting vendor approval and subject to change.







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Council Tax Band B

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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