

Hillside Road

Tatenhill, Burton-on-Trent, DE13 9GS

John German



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Asking Price Of £315,000

Set back from Hillside Road in the sought-after village of Tatenhill, Burton-on-Trent, this immaculately presented three-bedroom detached home offers stylish and spacious accommodation throughout. Built in 2021 and still benefitting from the remainder of its NHBC warranty, the property is neutrally decorated and truly move-in ready.

Approached via a well-established front garden with pathway leading to the entrance door, the home opens into a welcoming hallway. To the left is a convenient downstairs WC fitted with a hand wash basin and towel radiator, along with a useful storage cupboard ideal for coats, shoes and household items.

Positioned to the right of the hallway is the generously sized living room, enhanced by a large bay window creating a bright and inviting living space.

To the rear of the property is the impressive high-specification kitchen diner, fitted with a range of modern wall and base units, drawers, oven, gas hob with extractor fan, integrated fridge freezer and integrated dishwasher. The dining area comfortably accommodates a family dining table and chairs, while French doors open directly onto the rear garden, making this an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms and the family bathroom. Bedroom three, although the smallest, comfortably accommodates a single bed and desk, making it an ideal nursery, home office or hobby room. Adjacent to bedroom three is an additional storage cupboard which could also be incorporated into the room if desired.

Bedroom two is a generous double bedroom with a pleasant rear aspect window. The main bedroom is a spacious double room benefitting from fitted wardrobes and a stylish en-suite shower room comprising shower cubicle, WC, towel radiator and hand wash basin. Both the main bedroom and bedroom three enjoy front aspect views across the attractive green space.

Completing the first floor is the family bathroom, fitted with a bath with shower over, WC, towel radiator and hand wash basin.

Externally, the property benefits from a driveway to the side leading to the detached garage with electric door. The garage also has power, lighting and useful eaves storage space. To the rear is a well-maintained garden featuring an initial patio seating area with the remainder laid to lawn, complemented by planted soil borders.

Situated within a popular residential area, the property enjoys excellent access to local amenities, fantastic dog walking routes and falls within the highly regarded John Taylor Free School catchment area.

Please note there is a Land Trust Residential Services charge of approximately £13.35 per month.

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 and garage **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 D

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

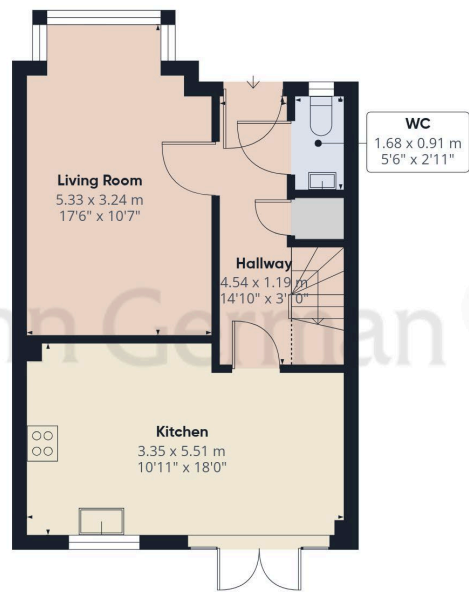
Our Ref: JGA19052026

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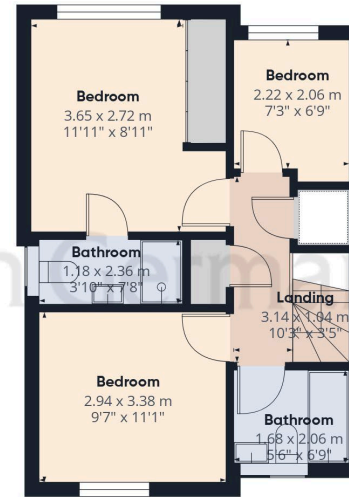
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

100 m²
1075 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

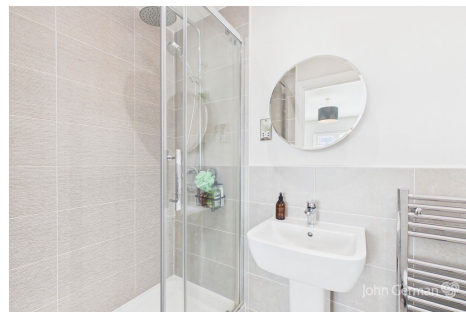
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		95 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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