

Harehedge Lane

Burton-on-Trent, DE13 0AS

John
German





Harehedge Lane

Burton-on-Trent, DE13 0AS

£325,000



A substantial and versatile three-bedroom family home arranged over three floors, offering a huge private garden, extensive parking, useful outbuildings and a bright extended kitchen, all conveniently positioned on Harehedge Lane within easy reach of local amenities and transport links.

Situated on Harehedge Lane, this substantial and versatile three-bedroom family home offers generous and flexible accommodation arranged over three floors, complemented by an exceptionally large rear garden, extensive off-road parking and a range of useful external buildings.

The property is approached via a large block paved driveway, providing parking for multiple vehicles and leading to a useful covered car port to the side of the house. The car port provides valuable covered storage space and would be particularly useful for storing bins, bicycles, garden equipment and other household items.

There is convenient side access to the property and garden, making it easy to move between the front and rear of the house without passing through the main living accommodation.

Entering through the front door, you are welcomed into the entrance hallway, which provides access to the living room and stairs rising to the first floor. The large living room provides an excellent main reception space, with an opening leading through into the extended kitchen. This creates a particularly sociable arrangement, ideal for family life and entertaining.

The modern extended kitchen is a particularly appealing feature of the property. Bright and airy, it benefits from skylights which allow plenty of natural light into the space, together with a range of modern fitted units and work surfaces. Patio doors open directly from the kitchen onto the decked seating area, creating a seamless connection between the kitchen and garden and providing an ideal spot for outdoor dining during the warmer months.

A door from the kitchen leads to a useful ground floor wet room, fitted with a WC, wash hand basin and shower. A further door leads through to the utility area, which provides additional practical space and benefits from an external door opening directly into the car port.

First Floor - The first floor provides two good-sized double bedrooms, both offering comfortable and versatile accommodation. The first floor is completed by a family bathroom, providing the usual facilities. A further staircase rises to the second floor, where the property offers another particularly useful area of accommodation.

Second Floor - The second floor features a further double bedroom, providing an excellent degree of privacy and flexibility. One of the standout features of this room is the fantastic outlook over the property's substantial rear garden and beyond. This could make an excellent principal bedroom, teenager's bedroom, guest room or simply a peaceful retreat away from the main family accommodation.

There is also an attic/eaves storage area, providing useful additional storage space that is always valuable in a family home.

Outside - The outside space is a major selling point of the property. To the front is the large block paved driveway, providing generous off-road parking for multiple cars and leading to the covered car port. The side access continues through to the rear garden, which is large and predominantly laid to lawn. The garden offers an impressive amount of space for children, pets, entertaining and gardening enthusiasts, with established borders running along either side. A pathway runs down the centre of the garden, providing access towards the rear, where there are further outbuildings, offering useful storage for garden equipment, tools, bicycles and other items. Immediately outside the kitchen is a decked area that has a double electric point, creating an excellent space for outdoor seating and entertaining whilst enjoying views across the extensive garden.

The overall plot offers a rare combination of substantial garden space, extensive parking, covered storage and flexible accommodation, making this an appealing proposition for families looking for more space both inside and out.

Location - Harehedge Lane is conveniently positioned within the DE13 area of Burton-on-Trent, providing a good balance between residential living, access to local amenities and convenient transport connections. The property is well placed for access to a number of local schools, including Outwoods Primary School and The de Ferrers Academy, making the location particularly suitable for families. There are local bus services within easy reach, providing connections towards Burton-on-Trent and surrounding areas. Burton-on-Trent railway station is also approximately 1.7 miles away, providing regular rail services and connections to destinations including Derby, Nottingham, Birmingham and beyond. For those travelling by road, Harehedge Lane provides access towards Tutbury Road and the A511, with further connections towards Burton-on-Trent and the surrounding Staffordshire and Derbyshire towns and villages. The A38 is also readily accessible, providing an important north/south route towards Derby, Birmingham and the wider Midlands motorway network. Burton-on-Trent offers a comprehensive range of amenities, including supermarkets, high street shopping, restaurants, cafés, leisure facilities and everyday services. The surrounding area also provides access to open countryside, with a variety of walking and cycling routes available nearby. The nearby villages and countryside provide an attractive contrast to the town's amenities, whilst the property's position allows commuters to access the wider Midlands relatively easily.

Summary - Overall, this is a substantial and versatile three-bedroom home offering far more than might initially meet the eye. The accommodation is arranged over three floors and includes a large living room, modern extended kitchen, ground floor wet room, utility area, two first-floor double bedrooms and a further double bedroom on the second floor with excellent views.

Combined with the huge rear garden, extensive driveway, car port, side access and three useful external storage areas, the property provides an excellent amount of space and flexibility and is likely to appeal particularly strongly to families seeking generous outdoor space and practical accommodation.

To view this property, please contact John German Burton office.

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. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

AI enhancements may have been used in some photography.

Property construction: Standard **Parking:** Driveway & carport

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 C

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

Our Ref: JGA/010926

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

145.5 m²
1564 ft²

Reduced headroom

8.8 m²
95 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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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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