

Meadow View Close

Hanbury, Burton-on-Trent, DE13 8FP

John
German





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£580,000

Enjoying genuinely stunning rural views is this superb contemporary home with an elegantly styled interior ready to move into. Highlights include a superb hall, stunning kitchen/diner, utility, two reception rooms, four bedrooms, two ensuites, impressive landing, drive, double garage, located close to countryside.

John Dutton

This outstanding home offers some spectacular views across countryside and beyond, set on a small and exclusive development of just four homes and located off a private drive. Set in an enviable position, this is certainly the choice property with a double garage adding to its appeal.

Extending to 2051 ft including the double garage, this impressive property has contemporary design with modern character features including vaulted ceilings in the master bedroom, French windows capturing lovely views, a unique bridge style landing over the hall along with under floor air source heating and a 'B' grade for energy efficiency.

Step inside the superb hall which sets the tone and provides a wonderful welcoming entrance.

The lounge is an ideal space to relax with a window framing views to front and has spot lights. Across the hall is a second good size reception room, a great extra sitting room, home office or kids play room.

The highlight of the ground floor is the impressive open plan kitchen/diner that is well equipped with an extensive range of units complemented by smart worktops alongside a matching central island. Integrated appliances include a double oven, hob, dishwasher and fridge/freezer. The addition of bench style seating in the dining space is great for families featuring clever useful storage in the seats. Take a glimpse of the countryside through a rear facing window and the French doors that open out to the garden.

Off the kitchen is a useful utility room and a boiler/plant room.

Climb the stairs to the first floor where the amazing master suite has a high ceiling, bespoke made built-in wardrobes, two windows including a French window taking in those exceptional views, plus its own stylishly appointed en suite bathroom. Bedroom two is also a good size with bespoke made built-in wardrobes and the luxury of an en suite shower room while bedrooms three and four share the smart four-piece family bathroom.

As previously mentioned, the property is set on a choice plot and has a double width drive and a detached double garage. The established rear garden has a spacious paved patio area and a shaped lawn surrounded by mature planted beds and borders. The fields beyond make for a truly stunning outlook.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source

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

Broadband type: 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 F

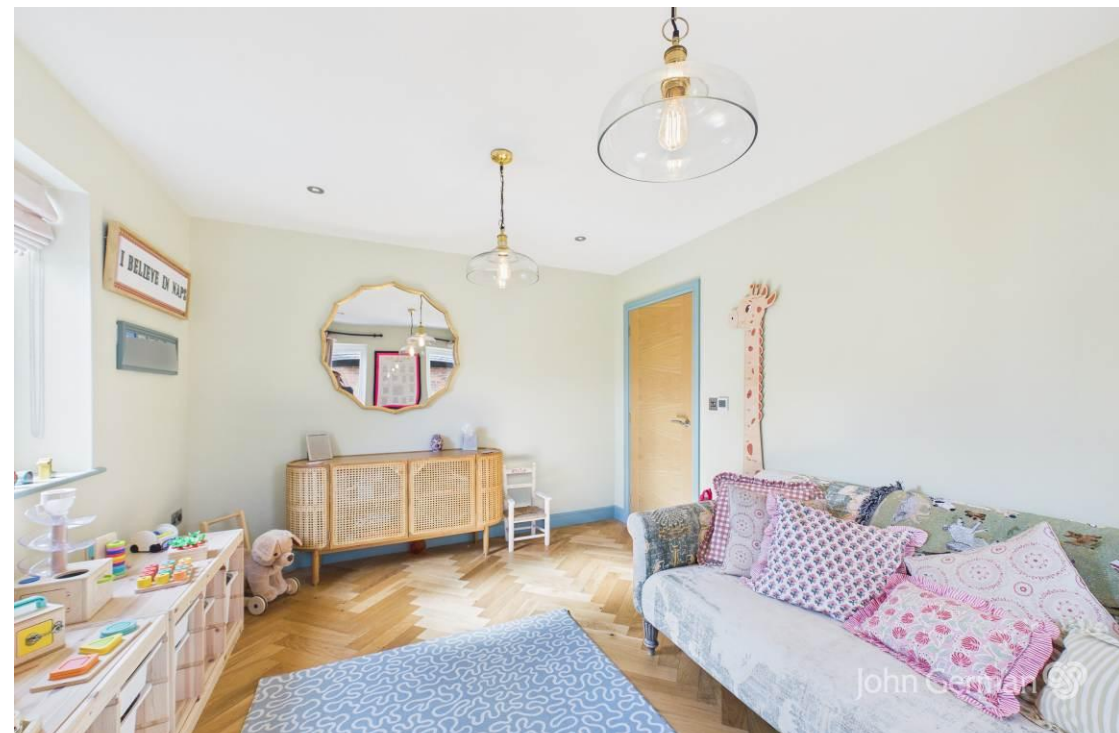
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06082026

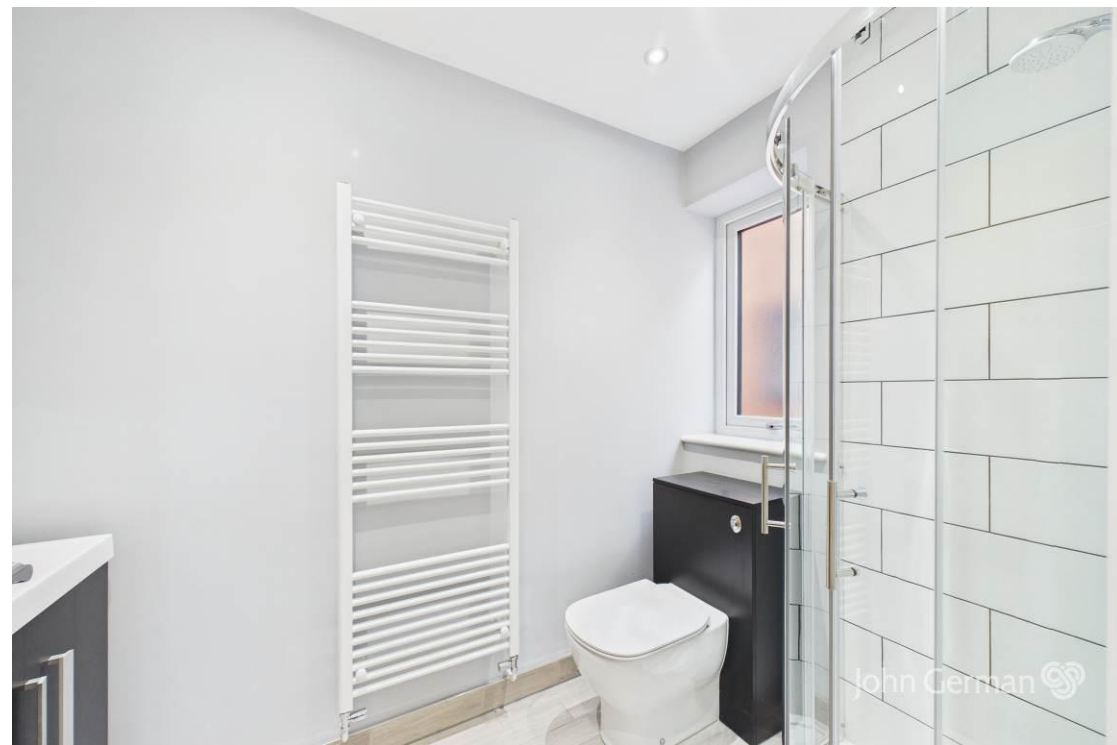
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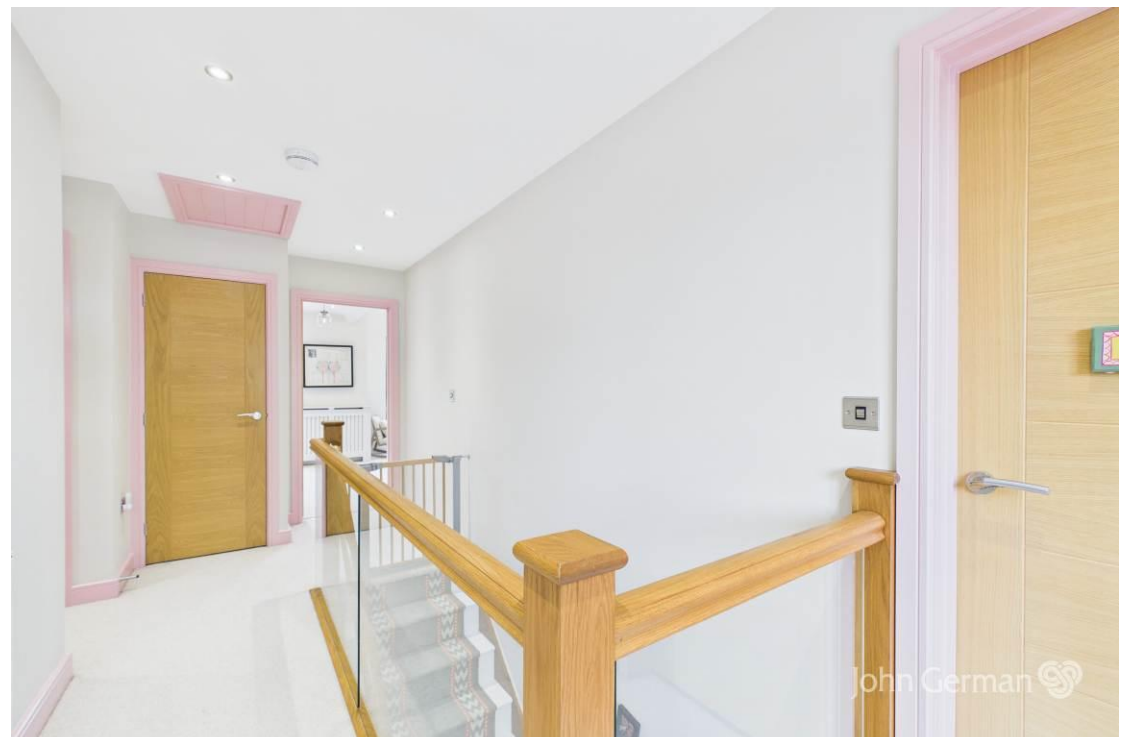
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Utility Room
2.06 x 2.74 m
6'9" x 8'11"

Plant Room
0.99 x 2.72 m
3'2" x 8'11"

Kitchen/Diner
3.21 x 6.29 m
10'6" x 20'7"

WC
1.59 x 0.98 m
5'2" x 3'2"

Reception Room
4.26 x 3.20 m
13'11" x 10'6"

Lounge
5.70 x 3.38 m
18'8" x 11'1"

Hallway
6.22 x 2.30 m
20'4" x 7'6"



Ground Floor Building 1

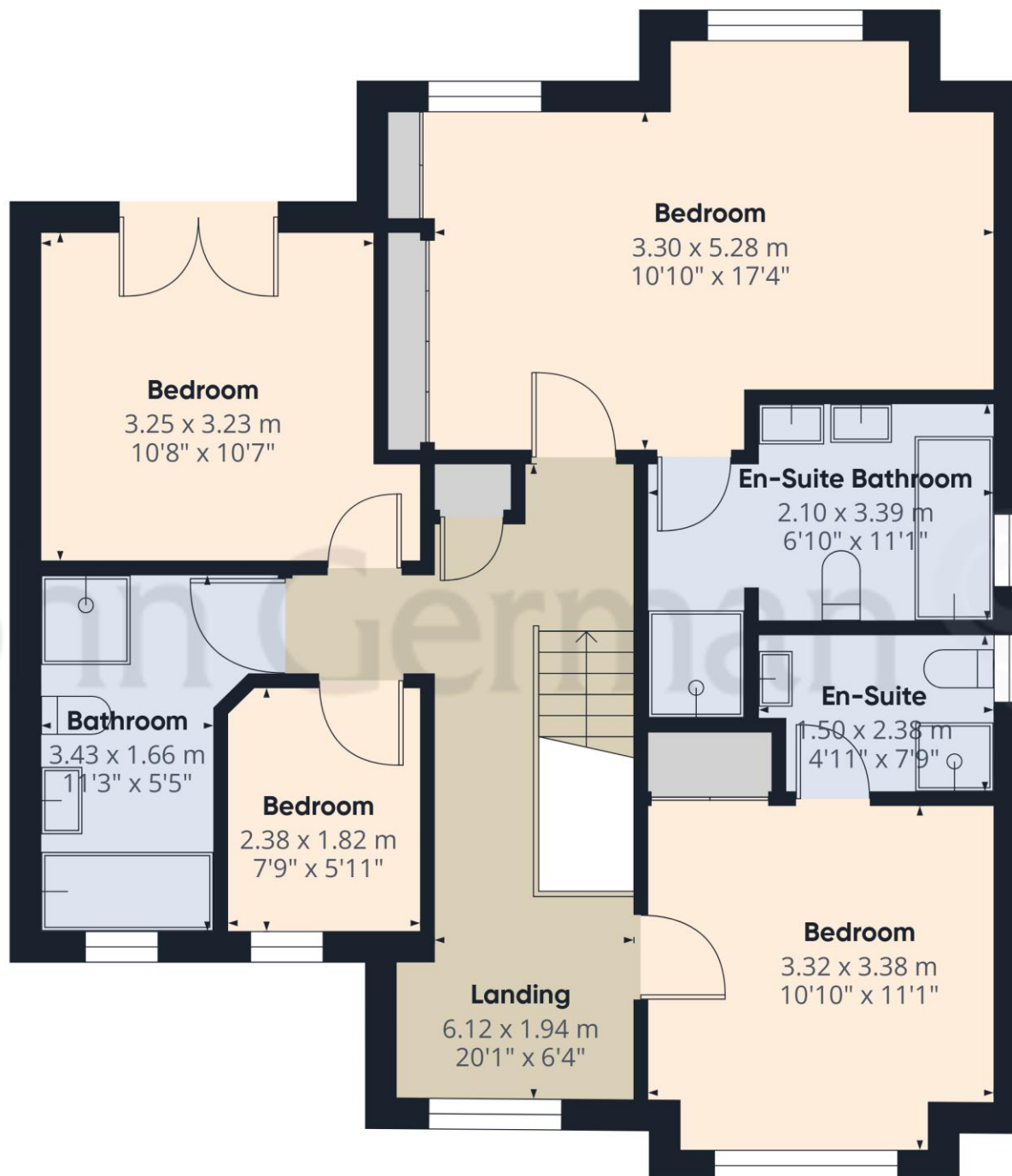
Approximate total area⁽¹⁾

80.6 m²
868 ft²

(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

75.8 m²

818 ft²

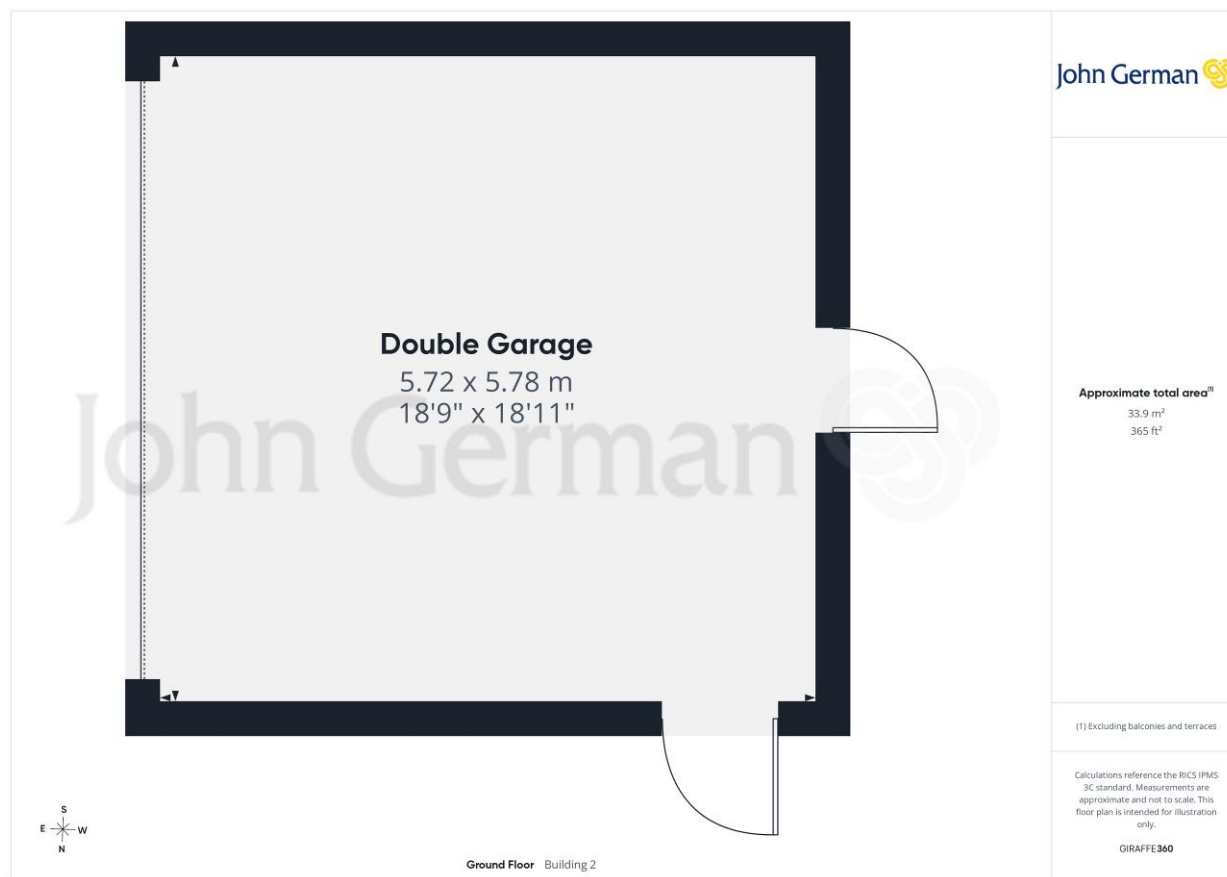
(1) Excluding balconies and terraces

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Floor 1 Building 1



Agents' Notes

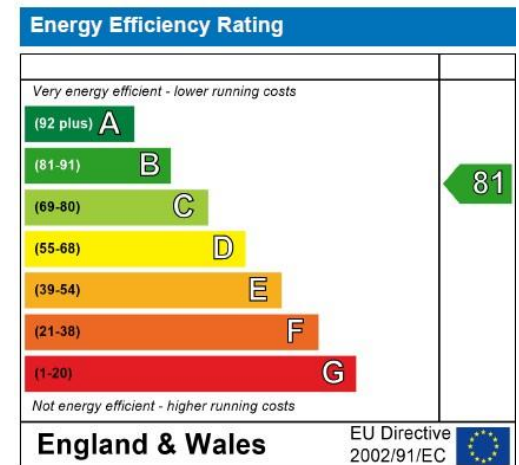
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