

# Mill Hill Lane

Burton-on-Trent, DE15 0BB

John German



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The image shows a bright, modern interior space. In the foreground, a glass-topped table with a metal frame holds a decorative lamp with a stained-glass shade. To the left, a staircase with grey carpeting and wooden handrails leads up. The hallway features light wood flooring, white walls, and a large window at the end. A radiator is visible on the left wall, and a framed picture hangs on the wall. The overall atmosphere is clean and elegant.

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£529,950

This individually designed and built bespoke home is set on a stunning plot with a gated driveway and double garage. Perfect for a large family with two spacious reception rooms, an impressive kitchen/diner, utility, four good size bedrooms, ensuite and a family bathroom.

Available with no chain!

This stunning bespoke home has been individually designed and built in a lovely non estate location. The house looks superb from the road, set behind a walled frontage with double gates to a generous drive on an established garden plot. Perfect for a family to grow into, with an abundance of space at 2071 ft<sup>2</sup> including a double garage. Well placed for schools, a local pub, shop and cricket club, together with being just a short drive from the town centre.

The hall provides a welcoming entrance into this beautifully presented home, with a staircase to the first floor and doors leading off. There is a substantial lounge with a fireplace and bay window framing views to front. Double doors link through to a particularly spacious dining room, having French doors seamlessly connecting the inside and out, and providing garden views. This could alternatively be an ideal second living/family room. The impressive kitchen/diner is well appointed with a range of units with worktops and a matching island/breakfast bar, space for dining/breakfast table and space for appliances. We understand the oven is to be included. This is a fantastic room for families and to entertain, enjoying garden views. In addition to the kitchen is a useful utility room, having a door out to the side and space for a washing machine and tumble dryer. Completing the ground floor is the guest WC located off the hall.

On the first floor, the landing has plenty of storage and gives access to four bedrooms and the family bathroom. Bedroom one is a superb double with an ensuite shower room. Bedrooms two, three and four are all good sizes and share a modern bathroom.

Outside to the front, a large gated drive offers plenty of parking. To the rear is a well tended garden with shaped lawns, a block paved terrace and path.

Mill Hill Lane is a well regarded location, well situated for schools, with pubs and a shop close by. Its also just a few minutes drive to the town centre and has excellent access to the A38/A50 and nearby villages including Newton Solney and Repton.

**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. Some images within this brochure have been digitally enhanced or generated using AI technology.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09032026

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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2071 ft<sup>2</sup>

192.2 m<sup>2</sup>

**Reduced headroom**

132 ft<sup>2</sup>

12.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 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		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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