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77 Mill Hill Lane
Burton-On-Trent, Staffordshire DE15 0BA
£399,950

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market 77 Mill Hill Lane. A fantastic opportunity to acquire this spacious and beautifully presented extended detached family home, occupying a generous plot in a popular and sought-after setting. The property offers excellent family accommodation including three generous double bedrooms, a spacious sitting room with feature bay window and log burner, and an impressive open-plan extended living, dining and kitchen space forming the heart of the home. Further highlights include a separate family room, ground floor WC, four-piece family bathroom, extensive fitted kitchen with integrated appliances and excellent storage throughout. Externally, the property continues to impress with a substantial landscaped rear garden featuring decking, mature planted borders, lawn, raised beds and a versatile summerhouse with light and power. There is ample off-road parking to the front and side, together with access to a large detached tandem garage with electric roller door, power and lighting. Viewing is highly recommended to appreciate the space, versatility and outdoor accommodation this superb family home has to offer.

- Impressive extended detached family home in a popular and sought-after location
- Spacious front sitting room with feature bay window
- Cosy additional family reception room with log burner feature
- Generous four-piece family bathroom
- Large detached tandem garage with electric roller door, power and lighting
- Excellent off-road parking, including front and side driveways
- Substantial open-plan living, dining kitchen with ground floor wc
- Three generously sized double bedrooms
- Beautifully landscaped and substantial rear garden with Summerhouse
- EPC: D / TAX BAND: D



Location

Situated in a popular and well-sought after setting , Mill Hill Lane offers a convenient setting with a good range of local amenities close at hand. The property is within easy reach of Burton upon Trent town centre, where a wide selection of shops, supermarkets, cafés, restaurants and everyday facilities can be found. There are well-regarded schools nearby, while local bus services provide convenient connections into the town and surrounding areas. Burton-on-Trent railway station is also readily accessible, offering regular services for commuters and those travelling further afield. For those who enjoy the outdoors, there are a number of nearby parks, green spaces and walking routes, making this an attractive location for families, professionals and those looking for a well-connected home within easy reach of the town.

Overview

A beautifully presented and substantially extended detached family home, occupying a generous plot within this popular and sought-after setting. Offering spacious and versatile accommodation, excellent off-road parking, a detached tandem garage and a superb landscaped rear garden, this impressive property provides an ideal combination of family living space and fantastic outdoor entertaining areas.

The property enjoys excellent kerb appeal, being set back from the road behind a charming walled boundary. A driveway provides ample off-road parking, with gated side access leading to further parking, the detached garage and rear garden. A raised, gravelled low-maintenance foregarden and steps lead to the entrance door.

On entering, the entrance porch features attractive tiled flooring and leads into a particularly welcoming and generously proportioned reception hallway. The hallway benefits from modern patterned tiled flooring, stairs rising to the first floor and cleverly incorporated storage built into the staircase, providing an excellent practical feature.

To the front of the property is the generously sized sitting room, a bright and characterful reception space enjoying a feature walk-in bay window overlooking the front aspect. The room is flooded with natural light and further benefits from a feature log burner, creating a warm and inviting focal point, together with carpeted flooring and radiator.

Without doubt, the heart of this wonderful home is the impressive open-plan extended living, dining and kitchen space, located to the rear and designed perfectly for modern family life and entertaining.

The kitchen area is fitted with an extensive range of wall and floor-mounted units, wrapping around three sides and complemented by attractive work surfaces. A feature Rangemaster range cooker provides an impressive centrepiece and may be available by separate negotiation. An inset one-and-a-half bowl sink sits beneath a wide picture window overlooking the landscaped rear gardens, while additional natural light floods the room through the Velux windows and side entrance door.

A range of integral appliances are incorporated within the kitchen, including dishwasher, fridge, freezer, washing machine and tumble dryer. The combination gas boiler is also discreetly concealed behind a matching kitchen unit. A useful breakfast bar provides an informal place for dining or socialising, while attractive tiled flooring flows throughout the space.

The dining area offers ample room for a good-sized dining table and freestanding furniture, with superb bi-fold doors providing a seamless connection to the extensive rear garden and creating an ideal setting for entertaining during the warmer months.

A large square archway leads through to the family room, another excellent reception space offering flexibility for family life. A fitted log burner set upon a raised slate hearth creates an attractive focal point and adds warmth and character. There is plenty of space for freestanding furniture, with carpeted flooring, side aspect window and a door providing access back into the hallway.

Completing the ground floor accommodation is a useful cloakroom/WC, fitted with a low-level WC, wash hand basin with useful storage, additional wall and floor-mounted storage, attractive wall tiling, tiled flooring and an opaque side aspect window.

A carpeted staircase rises to the first-floor landing, which benefits from a window providing natural light. There is access to the loft via a fitted ladder, with the loft being mainly boarded and offering useful additional storage. A separate storage cupboard and doors lead to all three bedrooms and the family bathroom.

The property offers three generously proportioned double bedrooms.

Bedroom One is a splendid-sized double bedroom positioned to the front of the property and featuring the attractive bay window. The room benefits from an extensive range of modern white floor-to-ceiling fitted wardrobes with mirrored doors, incorporating a useful dressing table area, together with fitted carpeting.

Bedroom Two is another excellent double bedroom, enjoying pleasant views over the landscaped rear garden. There is ample space for freestanding bedroom furniture and carpeted flooring.

Bedroom Three is also located to the rear and is a generous double bedroom with plenty of space for freestanding furniture, carpeted flooring and a window overlooking the rear garden.

The family bathroom completes the first-floor accommodation and has been fitted with a modern

contemporary four-piece suite comprising bath, separate shower cubicle, wash hand basin with useful built-in storage and low-level WC. Attractive wall tiling, tiled flooring and an opaque rear aspect window complete the room.

Outside, the substantial landscaped rear garden is a particular highlight of the property, offering an excellent degree of privacy and an abundance of space for children, gardening and entertaining. The garden is perfectly suited to summer barbecues and family gatherings, with a generous decking area providing an ideal outdoor entertaining space.

Raised beds run along one side with mature flowering borders, providing an abundance of colour throughout the seasons. A lawned area is complemented by further shaped flower beds, while there is additional space for garden sheds.

Positioned towards the top of the garden is a summerhouse, which the current sellers are willing to include in the sale subject to negotiation. The summerhouse benefits from both light and power, making it a particularly versatile space.

The garden is enclosed by panelled fencing boundaries and benefits from an outside tap and external electric supply.

To the side of the property is a Tarmacadam driveway providing parking for two vehicles, together with gated side access leading through to the tandem garage and rear garden, while astep leads up to the side entrance.

The detached tandem garage is an excellent size and is accessed via an electric roller door. It also benefits from side access doors, windows, power and lighting, making it considerably more versatile than a standard garage and ideal for use as a workshop, home gym, hobby room or substantial storage facility.

Overall, this impressive extended detached home represents an excellent opportunity to acquire a spacious and beautifully presented family property, offering versatile living accommodation, three generous double bedrooms, superb open-plan family living space, excellent parking, a substantial detached garage and truly impressive landscaped gardens.

An early internal viewing is highly recommended to fully appreciate the size, versatility and quality of accommodation on offer. Contact the office today to arrange your viewing.

Reception Porch

Entrance Hall

Front Sitting Room

14'4 x 12'06 (4.37m x 3.81m)

Open plan splendid fitted Kitchen/Diner & Family a

22'0 x 16'01 reducing to 9'09 (6.71m x 4.90m reducing to 2.97m)

Open plan Family room/2nd Reception

15'0 x 12'05 (4.57m x 3.78m)

Ground floor Cloakroom/WC

Bedroom One

15'1 x 12'7 with fitted wardrobes (4.60m x 3.84m with fitted wardrobes)

Bedroom Two

13'08 x 12'3 (4.17m x 3.73m)

Bedroom Three

9'09 x 7'09 (2.97m x 2.36m)

Refurbished Family bathroom

8'0 x 6'09 (2.44m x 2.06m)

Outside

The property occupies a generous sized substantial plot with tiered low maintenance front garden with well maintained circular box bushes with gravelled areas, grasses and shrubs.

Off road parking for two cars

Tarmacadam driveway provides off road parking for two vehicles. There is a gated side access which leads through to the tandem garage and beautiful landscaped rear garden.

Tandem brick built Garage

29'0 x 9.06 maximum (8.84m x 2.74m.1.83m maximum)

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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AML for Purchasers

ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

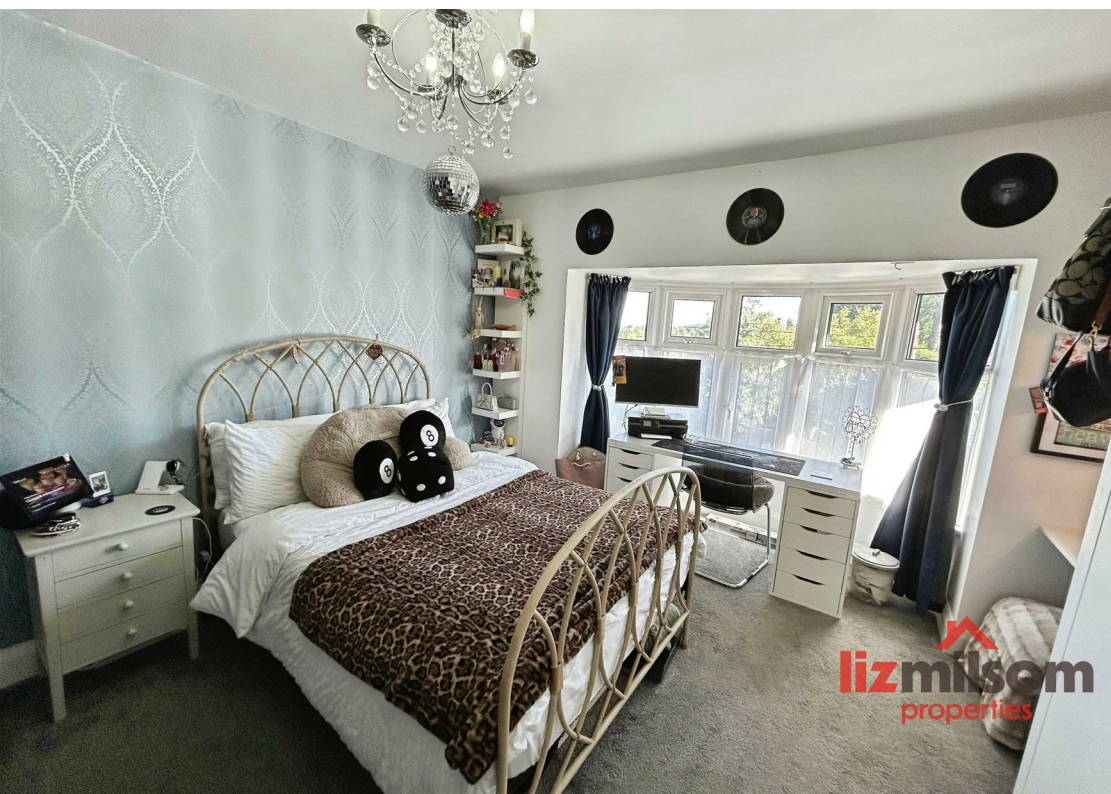
Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

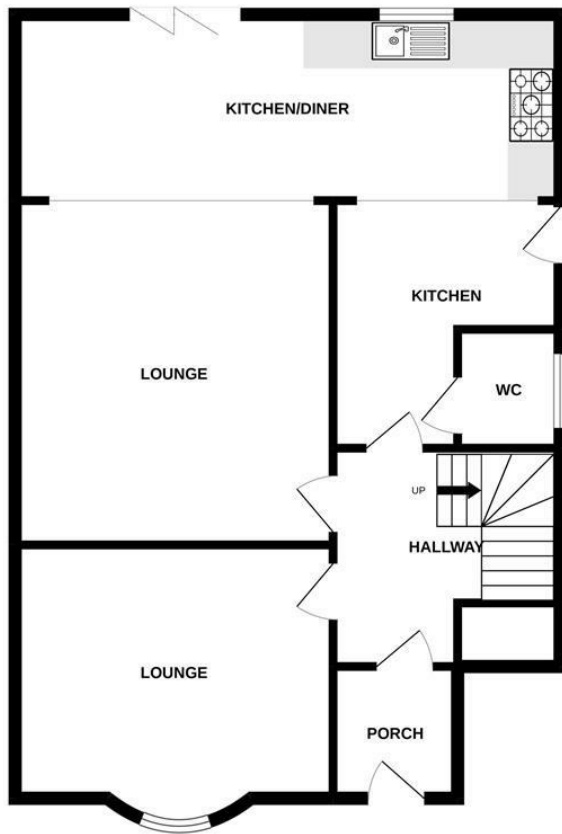
Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

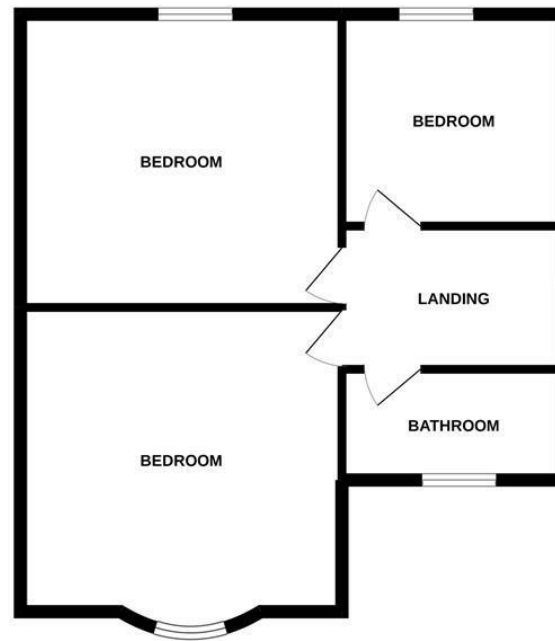




GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.

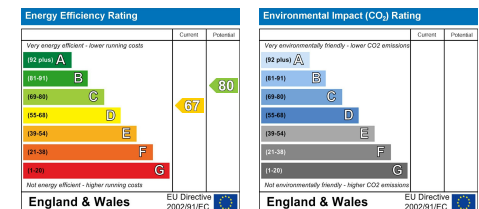


TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

The property is best approached by travelling from Burton proceed along the Old Burton Bridge and at the traffic lights turn left into Newton Road. After approximately one mile turn right opposite the Sump Public House into Mill Hill Lane. Proceed up the hill and the property is situated on the right hand side clearly denoted by our distinctive red 'For Sale' board. EPC & FLOOR PLAN AWAITED



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk



COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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