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## Anslow Road

Hanbury, Burton-On-Trent, DE13 8TU

**Price £460,000**





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## GENERAL INFORMATION

### THE PROPERTY

Boasting lots of charm is this three-bedroom detached cottage offering scope for further enhancement, idyllically situated on the outskirts of this rural hamlet with fine views over the surrounding countryside. The LPG fired centrally heated accommodation offers an entrance vestibule opening into a hallway with stairs off to the first floor and doors to the dining kitchen and to the cosy lounge with its beamed ceiling and log burner.

At the first floor are three good size bedrooms and a family bathroom with separate bath and shower cubicle.

Outside, along with its beautiful setting, is a drive leading to a garage which has a pedestrian access door out to the rear. There is a shed, kitchen garden area (if required) and lawn with herbaceous and flowering borders. A path leads down the side of the property leading to a small rear garden with lawn, borders, patio and greenhouse.

### LOCATION

Hanbury is a small rural hamlet of choice, surrounded by rolling countryside. The village is served by a church, and popular public inn serving food. The nearby village of Tutbury offers doctors, dentist, restaurants, cafés and boutique shops.

### ACCOMMODATION

#### ENTRANCE DOOR

Provides access to:

#### VESTIBULE

4'9" x 2'8" (1.45 x 0.82)

With entrance door opening through to:

#### HALLWAY

3'0" x 6'5" (0.92 x 1.96)

Having radiator, beams to ceiling, ceiling light point, door to kitchen and further door to:

#### LOUNGE

10'3" min x 15'5" (3.12 min x 4.69)

Having beams to ceiling, windows to front and rear aspects both offering views over open countryside. Brick fireplace with log burner effect gas fire inset on a quarry tiled hearth. Radiator and wall light points.

#### DINING KITCHEN

19'2" x 10'4" (5.85 x 3.14)

Having window to front aspect, window to the rear, all offering views over rolling countryside. The kitchen is fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a one and a quarter stainless steel sink with mixer tap over, plus a four ring electric hob. Integrated Zanussi oven, plumbing and spaces for washing machine and dishwasher, plus further space for fridge/freezer. Ceiling light points, beams to ceiling, radiator, and door to a pantry area with window to rear aspect.

### FIRST FLOOR ACCOMMODATION

#### SPLIT LEVEL LANDING

Having two windows offering superb countryside views. Step with doors leading off to master bedroom and bedroom three.

#### MASTER BEDROOM

10'7" x 11'10" (3.22 x 3.61)

Having radiator, ceiling light point, and windows to front and rear aspects offering views.

### **BEDROOM THREE**

9'1" x 10'6" max (2.77 x 3.19 max)

Having window to front aspect offering views, wood effect flooring, ceiling light point, radiator, a range of built-in wardrobes, and cupboard housing the domestic hot water and central heating tank is housed.

### **BEDROOM TWO**

10'3" x 11'4" max (3.12 x 3.45 max)

Having window to front aspect offering views, radiator, ceiling light point, and a range of built-in wardrobes with sliding doors.

### **BATHROOM**

7'5" x 6'10" (2.25 x 2.08)

Fitted with a four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and w.c. There are tiled surrounds, ceiling light point, radiator and obscure window to rear aspect.

### **OUTSIDE AND GARDENS**

Along with the beautiful setting, to the front there is a drive leading to a garage which has a pedestrian access door out to the rear. There is a shed, kitchen garden area (if required) and lawn with herbaceous and flowering borders.

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A path leads down the side of the property leading to a small rear garden with lawn, borders, patio and greenhouse.

### **TENURE**

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

### **COUNCIL TAX BAND**

East Staffordshire Borough Council - Band E

### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW March 2023)/A

### **CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.





## Road Map



## Hybrid Map



## Terrain Map



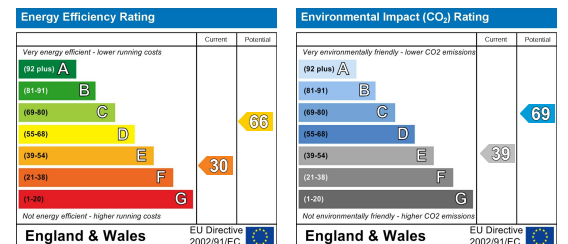
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.