



Hillside Road, Tatenhill, Burton-On-Trent, DE13 9GS

Nicholas
Humphreys

£340,000

As you enter the property into the Reception Entrance Hall you first come to the Lounge on the front aspect, the Guest Cloakroom is set opposite and a useful below stairs storage cupboard, before entering the open plan living dining kitchen.

The open plan Living Dining Kitchen is the hub of the home and is guaranteed to impress, overlooking the accessible rear garden via French patio doors. The modern kitchen has a wide selection of fitted units, and a comprehensive range of in built-in appliances. The kitchen flows into the dining space with a view across the rear garden.

The first floor provides Three Family Bedrooms with a Master En-suite Shower Room. The Family Bathroom provides a three piece suite complete with bath, basin and WC. The interior accommodation comes complete with new floor coverings and external solar panels compliment the home's energy use.

Outside to the front is the driveway leading to a single garage & side gate leads to the rear garden with lawn and fenced boundaries.



The Accommodation

GROUND FLOOR

KITCHEN / DINING ROOM - 5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM - 5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1 - 3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2 - 3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3 - 3.21m x 2.87m 10'6" x 9'5"

Site service charge £355.46 Correct at the time of publication, the service charge may increase in future in line with increases in estate costs.

Expected council tax band E as at February 2026

Indicative EPC Rating: B

Freehold not yet registered at Land Registry

This home is freehold tenure with managed common areas

Dimensions may vary.

The Images & video content used are taken within the plot, or similar plot to provide a potential purchaser with an idea as to the internal finish. Please note internal kitchens, appliances, floor coverings and built-in items can vary from plot to plot, and specifics to each plot will be supplied by Crest Nicholson Homes once a plot has been decided upon by an intending purchaser.

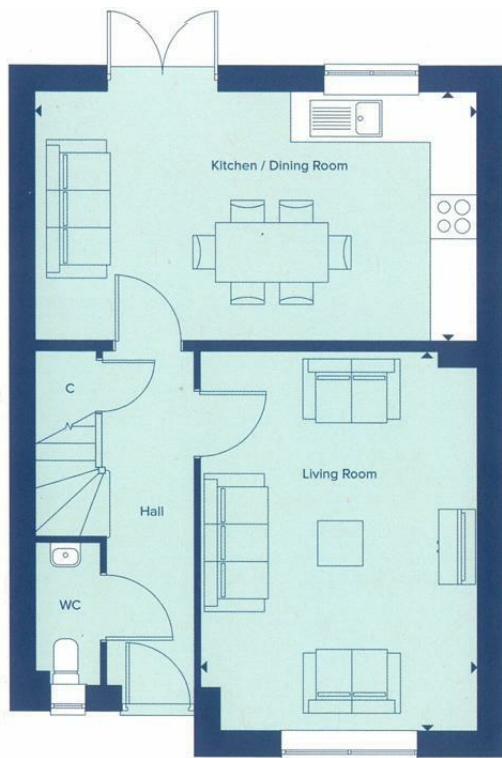
The agent is providing a property advertisement on behalf of the developer, the floor plan and dimensions given are the maximum of each room and may differ from the actual plot being advertised, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract, please check with the sales advisor in respect of individual plots. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. The floor plan provided is intended as a guide to the general layout, and should not be relied upon for its accuracy for each individual plot being sold. The EPC data for each plot will be supplied by the developer before exchange and completion of the purchase along with confirmation from the local authority as to the council tax banding, supplied within the sales pack information by the developer. The information displayed about this property comprises a property advertisement on behalf of Crest Nicholson Homes. Nicholas Humphreys makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information. The postcode displayed on the property information may relate to the site offices rather than the home displayed, the postcode is to be confirmed to you, by the developer before any mortgage/ finance application is made. More information on further charges which may apply can be found in the Customer Information Guide or speak to a sales executive. Should you wish to view the property, your details will be shared with Crest Nicholson Homes to arrange internal inspection of the plot, should you not want to share your information please let us know at the time of your request to view.

AML CHECKS you maybe required to be checked under the Anti money laundering legislation and charges may apply, the check or charge for this will not be carried out by Nicholas Humphrey's therefore the charge in this brochure will not apply. But a charge by the developer will be implemented and confirmed before reservation of the home.





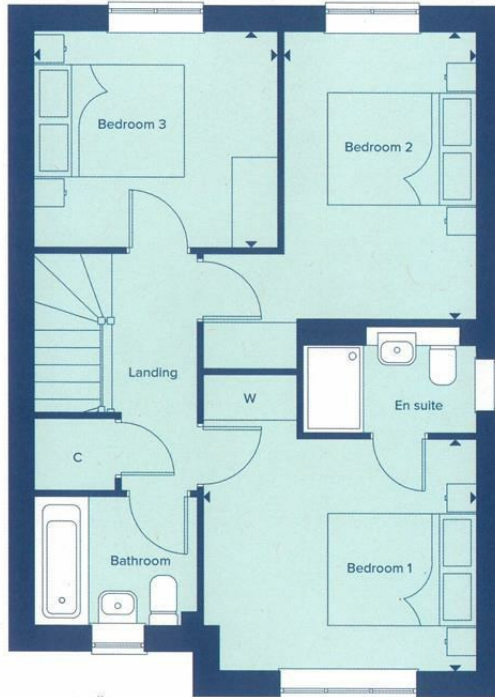




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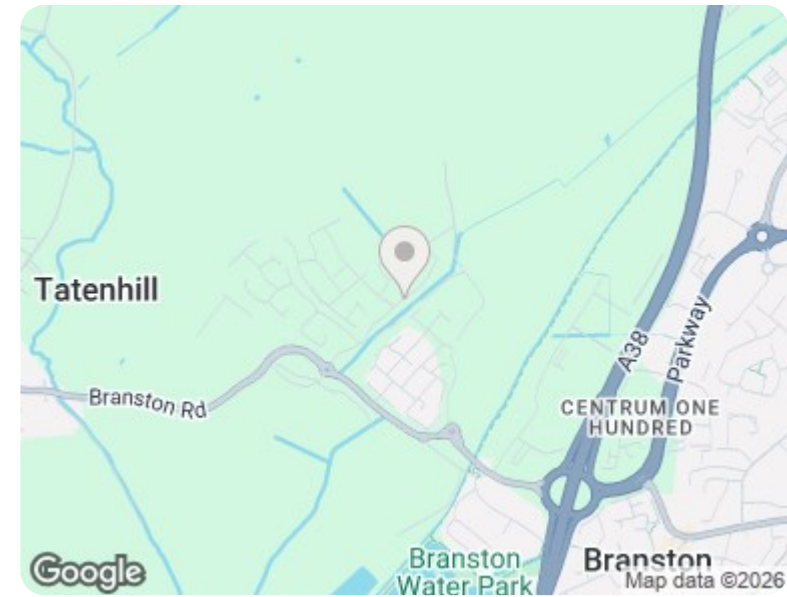
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C Cupboard W Wardrobe



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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