

Hornbrook Road, Burton-On-Trent, DE13 0XE

Nicholas Humphreys

Asking Price £250,000

An extended and much-improved semi-detached dormer-style home offering deceptively spacious and versatile family accommodation, featuring four bedrooms,

The ground-floor provides lounge, dining room and breakfast room alongside the fitted extended kitchen. There's an additional bedroom/ optional sitting room with patio doors onto the garden, modern ground-floor bathroom and guest cloakroom.

To the first floor the home has a rear extension to provide three bedrooms. Outside offers ample off-road parking with carport, an enclosed rear garden and a generously proportioned garage with attached workshop. Situated within a popular residential location close to local amenities and schools. Offered with immediate vacant possession – internal viewing highly recommended.





The Accommodation

An extended and much-improved semi-detached dormer-style home, offering an abundance of versatile and deceptively spacious accommodation ideally suited to the growing family. Situated within a popular residential location, close to a range of local amenities and schools, the property is offered for sale with immediate vacant possession.

Set back from the road, the property benefits from a front driveway providing off-road parking, continuing to the side beneath an overhead carport area. A secure double-glazed side entrance door opens into a welcoming reception hallway, with radiator, useful built-in coats cupboard and staircase rising to the first-floor accommodation. Internal doors lead off to the principal ground-floor rooms.

The guest cloakroom is fitted with a low-level WC and hand wash basin with useful storage cupboards beneath, complemented by wall tiling, a heated chrome towel rail and UPVC double-glazed window to the side elevation.

The breakfast room provides a radiator, access through to the kitchen and open-plan access into the front-facing sitting room. The sitting room enjoys a UPVC double-glazed bow window to the front aspect, feature fireplace and radiator, with open access continuing through to the dining room, which also benefits from a UPVC double-glazed bow window to the front elevation and radiator. Together, these rooms provide excellent and flexible reception space for family living and entertaining.

Extending across the rear aspect of the home is the generously proportioned fitted kitchen, incorporating a wide selection of fitted base cupboards with matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in oven with four-ring electric hob and extractor hood above, together with freestanding appliance spaces for a washing machine, tumble dryer, fridge and freezer. A UPVC double-glazed window overlooks the rear garden, while a UPVC door provides direct access outside. There is also a double radiator and a wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

Concluding the ground-floor accommodation is a versatile third bedroom/additional sitting room, providing an excellent option for those requiring ground-floor bedroom facilities, a family room or additional reception space. The room has a double radiator, useful below-stairs storage cupboard and double-glazed sliding patio doors opening directly onto the enclosed rear garden.

Complementing the ground-floor bedroom is a spacious four-piece bathroom, fitted with a white suite comprising low-level WC, hand wash basin, panelled bath and separate corner shower enclosure with electric shower. The room is finished with a combination of complementary wall tiling and shower boarding and further benefits from two heated chrome towel rails, a UPVC double-glazed window to the side aspect and a useful built-in storage cupboard.

To the first floor, the landing provides access to three further bedrooms. The master bedroom benefits from an abundance of fitted recessed wardrobes and storage cupboards, together with radiator and UPVC double-glazed window.

The second double bedroom, positioned to the rear elevation, enjoys an attractive outlook over the rear garden and has a UPVC double-glazed window and radiator. The fourth bedroom provides a UPVC double-glazed window, radiator and useful built-in storage cupboard.

Outside, the property enjoys an enclosed rear garden, featuring a paved patio seating area leading onto a lawn, all enclosed by fenced boundaries. From the garden there is rear door access into a generously proportioned garage with attached workshop area, both benefiting from power and lighting.

This extended and much-improved dormer-style home provides an impressive amount of flexible accommodation, with the added advantage of ground-floor bedroom and bathroom facilities, four bedrooms in total, excellent reception space, off-road parking, garage and workshop. Offered for sale with immediate vacant possession, an internal viewing is highly recommended to fully appreciate the space and versatility on offer.

All viewings are strictly by appointment only.

Entrance Hallway

Guest Cloakroom

Lounge
16'10 max x 10'10 max

Dining Room
8'8 x 6'6

Breakfast Room
11'2 x 8'1

Extended Kitchen
14'7 max x 9'7 max

Bedroom Three
9'10 x 7'7

Bathroom
8'6 x 5'5

First Floor

Bedroom One
14'4 max x 11'6 max

Bedroom Two
13'9 x 7'9

Bedroom Four
12'6 x 5'2

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change.



















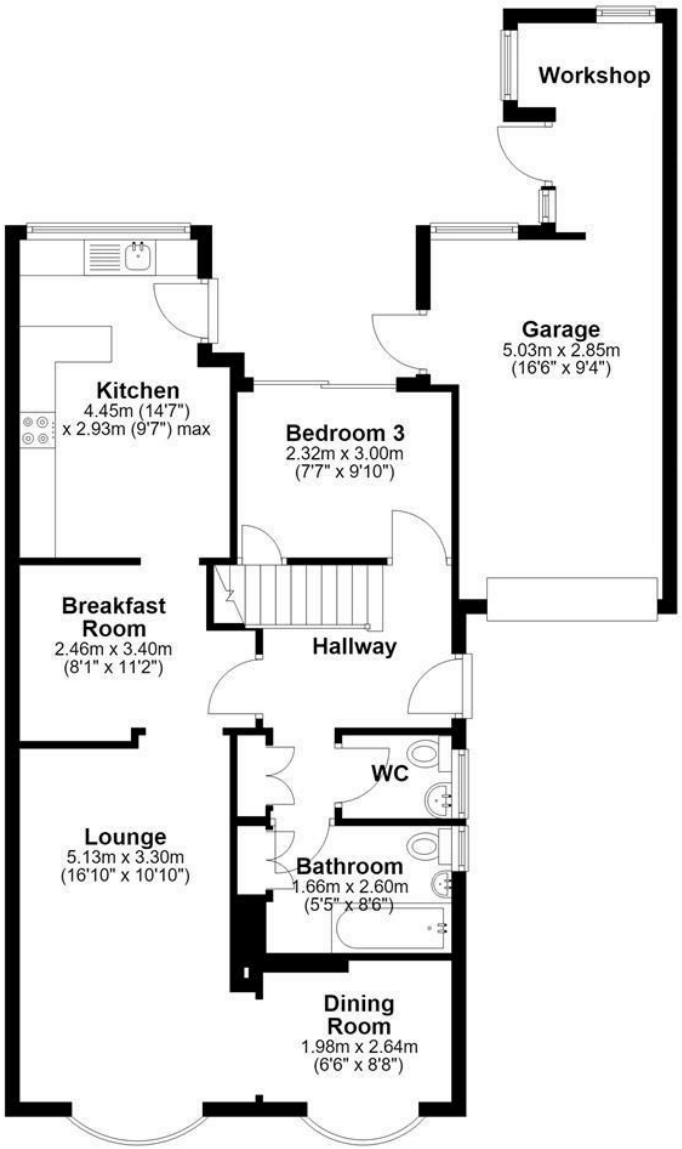




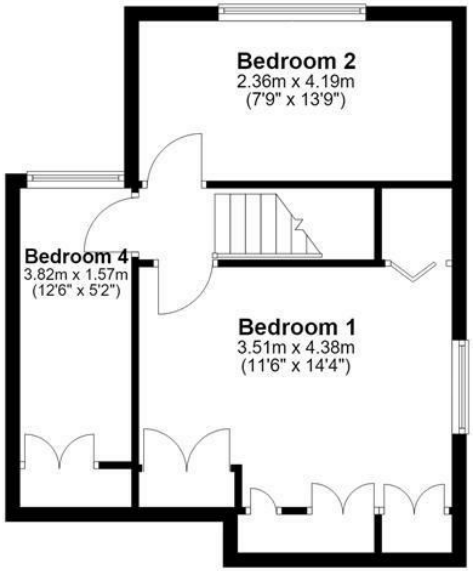




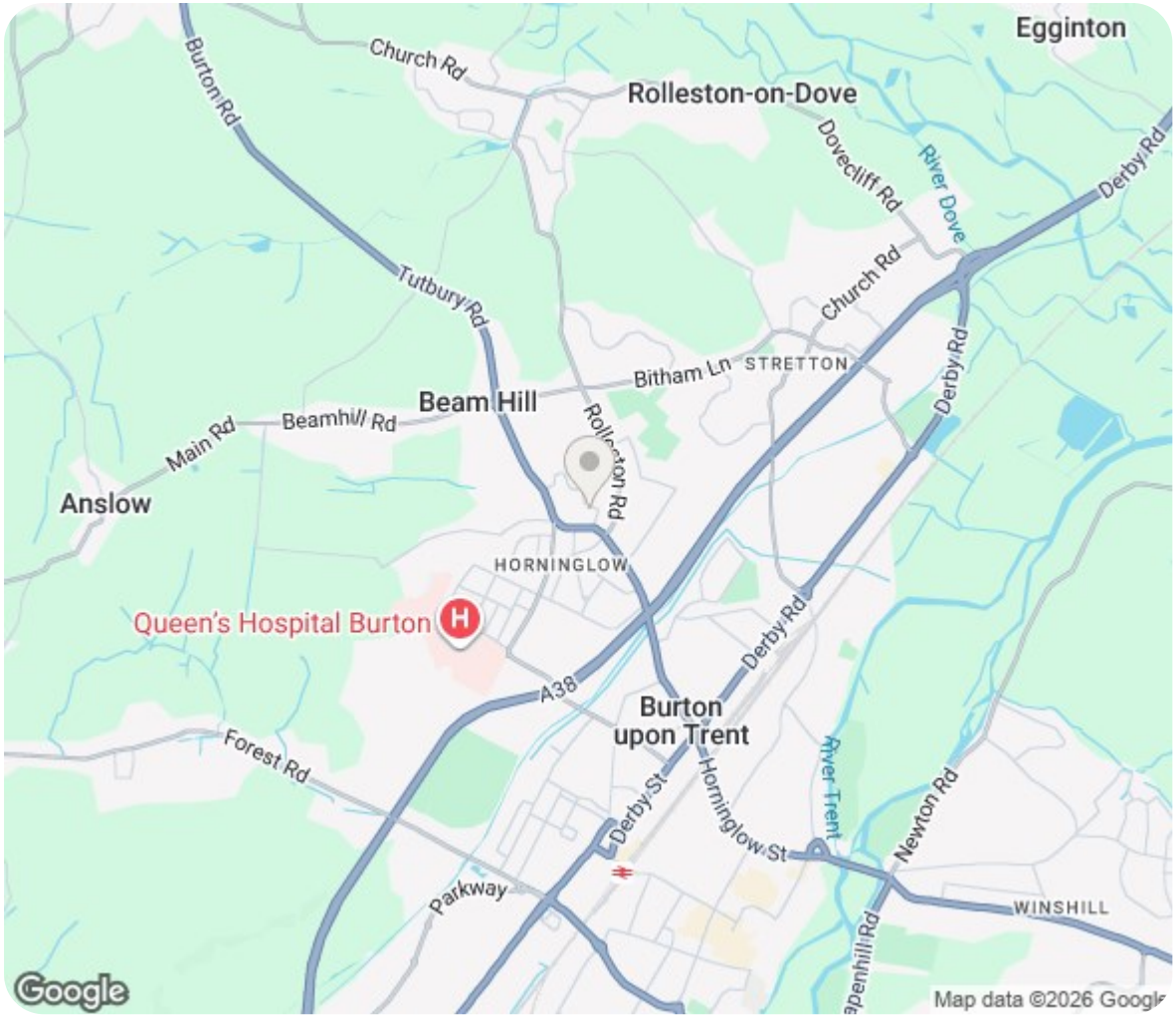
Ground Floor

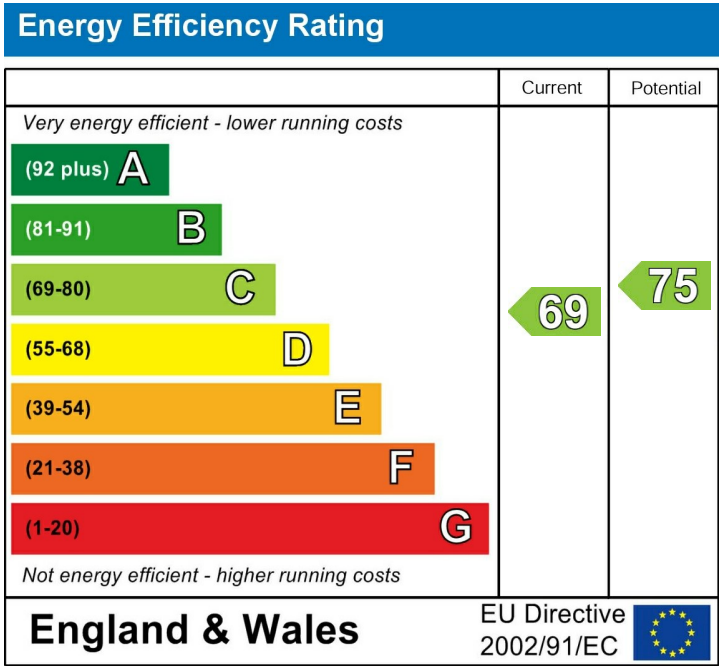


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.





Council Tax Band C **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM
183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

Important Notes, Charges & Selective Licence Areas

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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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