



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

Nicholas  
Humphreys

£500,000

A stunning home designed around the growing family with a large Entrance Hall, a beautiful welcoming space, study on the front aspect and an attractive Lounge on the front elevation with bay window. There is a Guest Cloakroom and a Utility Room.

The open plan Living Dining Kitchen is the hub of the home and is guaranteed to impress, overlooking the accessible rear garden with French patio doors. The Kitchen Area has a wide selection of fitted units, and a comprehensive range of in built-in appliances finished with Silestone work surfaces. The kitchen flows into the dining space which is an ideal spot for entertaining with friends and family.

The first floor provides Three Double Bedrooms with a Master En-suite Shower Room with impressive walk-in wardrobe. The Family Bathroom provides a three piece suite complete with bath, basin and WC.

The second floor offers Two Further Double Bedrooms and a Fitted shower Room.

The interior accommodation comes complete with new floor coverings. External Solar Panels compliment energy usage within the home.

Outside to the front is the driveway for numerous cars with access to the single garage. Side gate leads to the rear garden with lawn and fenced boundaries.



The Accommodation  
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM - 8.16m x 2.74m 26'9" x 9'0"  
LIVING ROOM - 4.83m x 3.50m 15'10" x 11'6"  
STUDY - 2.90m x 2.47m 9'6" x 8'1"

FIRST FLOOR

BEDROOM 1 - 3.54m x 3.01m 11'7" X 9'10"  
BEDROOM 4 - 3.93m x 2.96m 12'10" x 9'8"  
BEDROOM 5 - 3.70m x 2.43m 12'1" x 7'11"

SECOND FLOOR

BEDROOM 2 - 5.23m x 3.38m 17'1" x 13'0"  
BEDROOM 3 - 5.23m x 3.38m 17'1" x 13'0"

Site service charge £420.07 Correct at the time of publication, the service charge may increase in future in line with increases in estate costs.

Expected council tax band F as at February 2026

Indicative EPC Rating: A

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.











**GROUND FLOOR**

**KITCHEN / DINING / FAMILY ROOM**

8.16m x 2.74m      26'9" x 9'0"

**LIVING ROOM**

4.83m x 3.50m      15'10" x 11'6"

**STUDY**

2.90m x 2.47m      9'6" x 8'1"



**FIRST FLOOR**

**BEDROOM 1**

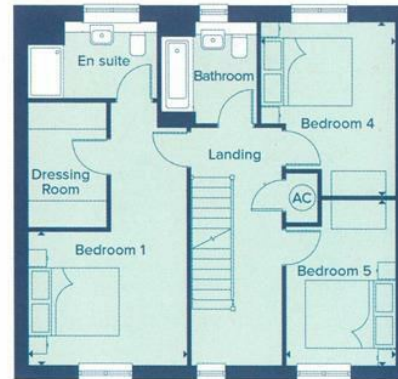
3.54m x 3.01m      11'7" x 9'10"

**BEDROOM 4**

3.93m x 2.96m      12'10" x 9'8"

**BEDROOM 5**

3.70m x 2.43m      12'1" x 7'11"



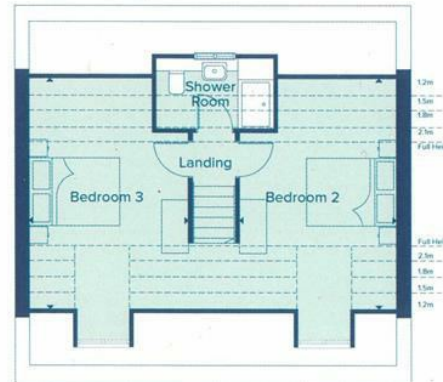
**SECOND FLOOR**

**BEDROOM 2**

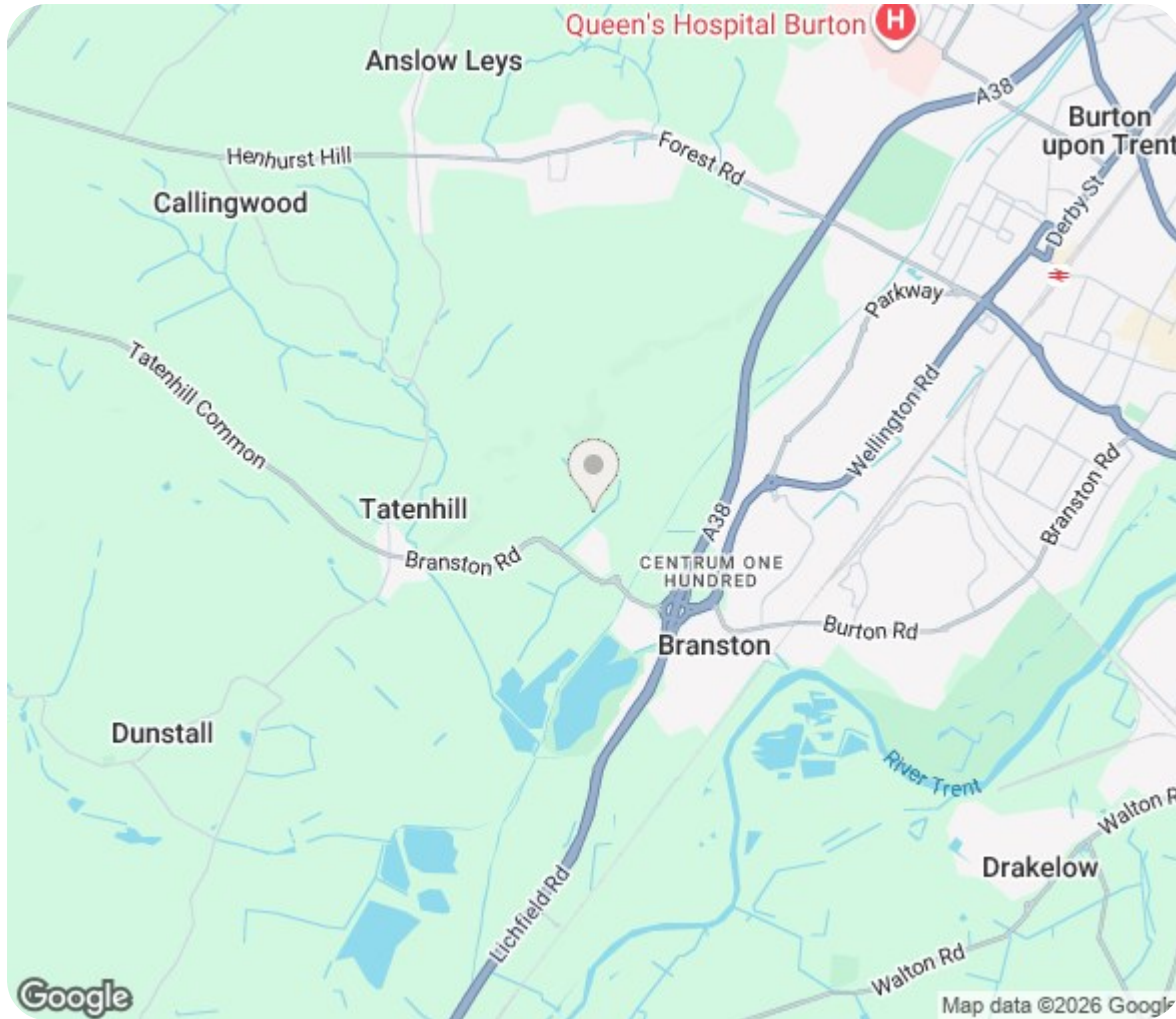
5.23m x 3.38m      17'1" x 13'0"


**BEDROOM 3**

5.23m x 3.38m      17'1" x 13'0"



AC Airing Cupboard C Cupboard --- Ceiling Heights



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

**Council Tax Band F      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. 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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