



Hill Crest Road, Branston, Burton on Trent, DE13 9GN

Nicholas
Humphreys

£295,000

**** Desirable Location ** Three Bedroom Detached ** Single Garage ** Ready To View ****

A beautifully presented modern detached home in the sought-after Branston Near, Tatenhill development by Cameron Homes. Offering three bedrooms, an en-suite to the master, open-plan dining kitchen, utility, driveway, garage, and enclosed garden. Walking distance to local schools including John Taylor Free School, with easy access to the A38. Viewings by appointment only.



The Accommodation

A modern detached family home, beautifully presented and occupying a desirable position within the popular Cameron Homes development at Tatenhill. This stylish property offers spacious and well-planned accommodation, ideal for modern family living, and is set within walking distance of two local schools, including the newly established John Taylor Free School.

The home opens with a welcoming entrance hallway, with staircase rising to the first floor and doors leading to the principal reception spaces. Positioned along the side aspect is a generous dual-aspect lounge, providing a light and airy living environment. On the opposite side, the impressive open-plan dining kitchen features a range of high-gloss base units and matching wall cupboards, integrated dishwasher, built-in oven, four-ring gas hob with extractor above, and French patio doors opening onto the rear garden. An adjoining utility room houses the wall-mounted gas central heating boiler, additional work surface with stainless steel sink and storage, plus space and plumbing for a washing machine and tumble dryer. There is also a useful understairs storage cupboard.

To the first floor, the master bedroom enjoys views over the rear garden and benefits from its own en-suite shower room, comprising a low-level WC, hand wash basin, and shower enclosure. Two further well-proportioned bedrooms are located to the opposite side of the home, served by a central family bathroom fitted with a WC, hand wash basin, and panelled bath.

Externally, the property benefits from a private driveway to the rear, providing ample off-road parking and access to a single attached garage. Gated access leads into an enclosed rear garden with a paved patio, lawn, wall boundary, and personnel door to the garage.

The property is ideally positioned for access to the A38, offering excellent commuter links to major road networks. Viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Lounge

5.44m x 3.23m (17'10 x 10'7)

Kitchen Diner

5.44m x 2.79m (17'10 x 9'2)

Utility Room

1.98m x 1.83m (6'6 x 6'0)

Bedroom One

3.91m x 2.87m (12'10 x 9'5)

En-suite

2.62m x 1.40m (8'7 x 4'7)

Bedroom Two

3.23m x 3.23m (10'7 x 10'7)

Bedroom Three

3.23m x 2.13m (10'7 x 7'0)

Bathroom

2.06m x 1.68m (6'9 x 5'6)

Driveway & Garage

Draft details awaiting vendor Approval

Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

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.

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

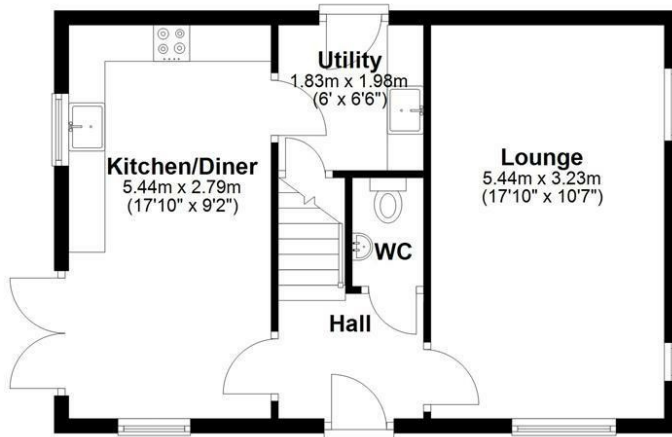
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



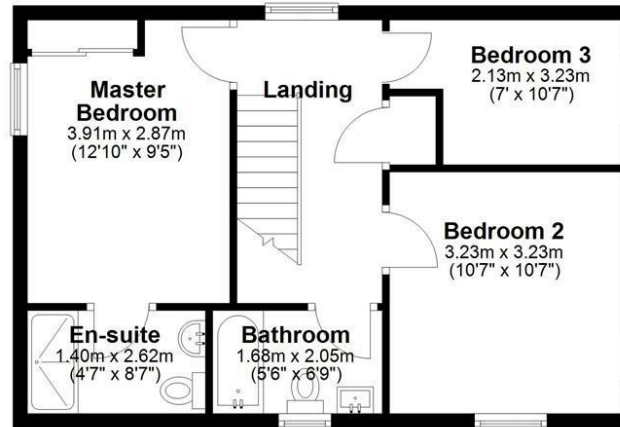




Ground Floor



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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>