

Sandyford Avenue, Tatenhill, DE13 9GP  
Asking Price £514,500





This exceptional Cameron-built four-bedroom detached family home occupies a particularly impressive plot at the end of a quiet cul-de-sac on a highly regarded modern development in Tatenhill. Finished to a high specification throughout, the property offers spacious and well-proportioned accommodation ideal for modern family living, together with excellent off-street parking, a detached double garage, and a south-west facing rear garden. Positioned close to open countryside and the National Forest, the property is offered to the market with no upward chain, and viewing is highly recommended to appreciate both the setting and the quality of accommodation on offer.



## Accommodation

A panelled glazed entrance door opens into a welcoming entrance hallway with quality flooring, central heating radiator, and staircase rising to the first floor. From here, access is provided to a stylish fitted guest cloakroom and a generous dual-aspect living room, which enjoys a bright and airy feel thanks to a front-facing window and French doors opening onto the rear garden. The living room features an impressive media wall, creating a strong focal point for the space. A separate study provides an ideal home-working environment or additional reception room, benefitting from dual-aspect windows and useful built-in storage. To the rear of the property lies the standout open-plan kitchen, dining and family living space, designed perfectly for entertaining and everyday family life, incorporating a comfortable seating area and dining space with French doors and a feature box bay window overlooking the garden. The high-specification kitchen is fitted with shaker-style cabinetry, quartz work surfaces, and a comprehensive range of integrated appliances, including double oven, microwave, induction hob, fridge freezer, dishwasher, and wine fridge, all finished to an excellent standard, with a utility area providing additional storage and appliance space.

To the first floor, the accommodation is arranged around a semi-galleried landing with modern balustrade, airing cupboard, and window providing natural light. The principal bedroom is a well-proportioned double room and benefits from a superbly appointed en-suite shower room with contemporary sanitary ware, fully tiled walls and



floor, chrome towel rail, and window for ventilation. Three further good-sized bedrooms complete the sleeping accommodation, offering flexibility for family use, guests, or dressing rooms, and are served by a well-appointed family bathroom fitted with a modern white suite including both a bath and separate shower.

Externally, the property enjoys a particularly enviable position with no through traffic and open green space nearby. To the front is a double-width driveway providing excellent parking, along with further car standing space

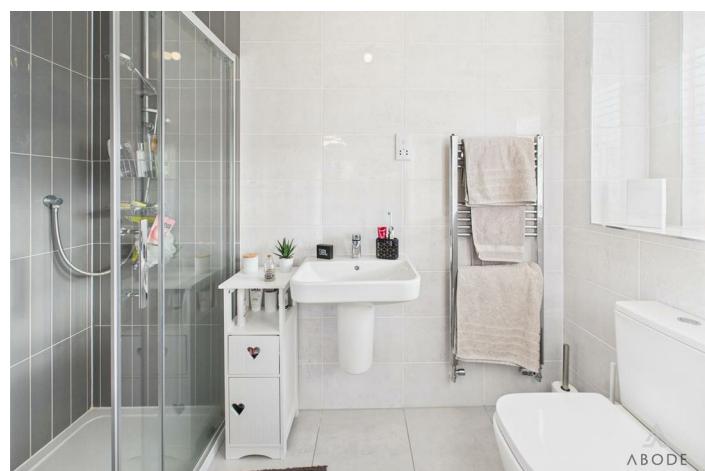






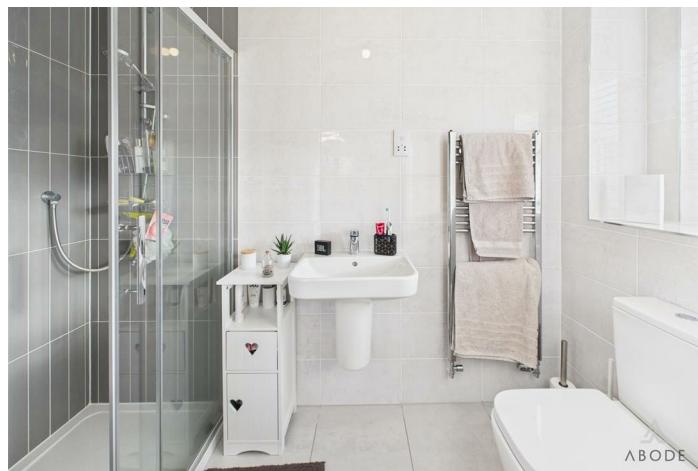
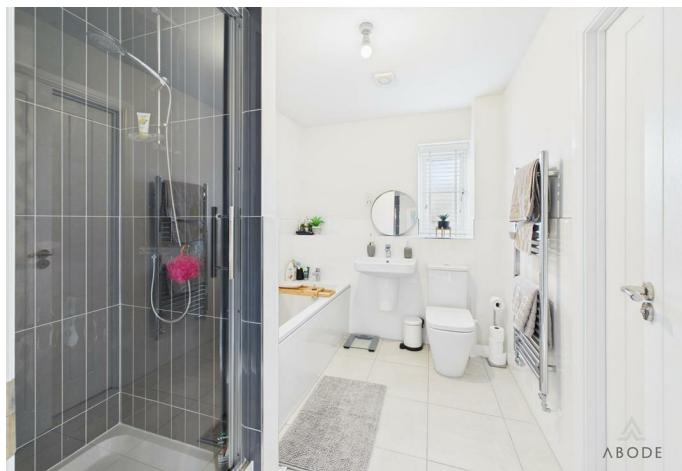
and access to the detached double garage. The rear garden is fully enclosed and enjoys a desirable south-west facing aspect, making it ideal for afternoon and evening sun. The garden has been thoughtfully landscaped to include an extended patio terrace ideal for outdoor dining, a well-maintained lawn, sleeper-edged borders stocked with plants and shrubs, and timber fencing, with the addition of external lighting, power supply, and a water tap.

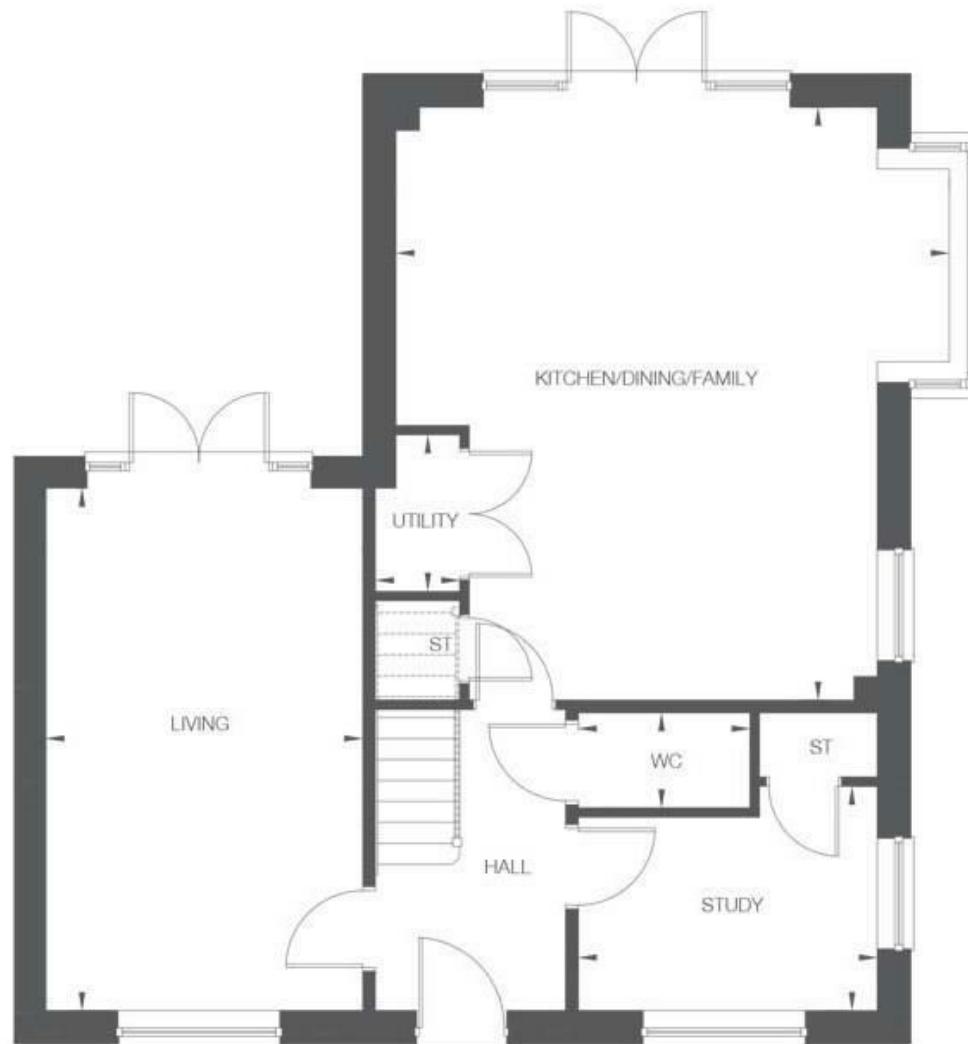
The property is situated within a popular village location, offering highly convenient access to Burton upon Trent and the A38, alongside a wide range of amenities including supermarkets, retail parks, restaurants, and public houses. The surrounding area provides excellent recreational opportunities with Branston Water Park, Burton Rugby Football Club, Cannock Chase, and the National Forest all within easy reach, while well-regarded schooling options include Henhurst Ridge Primary Academy, Rykneld Primary, and John Taylor High School. The property falls within Council Tax Band F, is subject to an estate management charge of approximately £300 per annum, and is offered with no upward chain.

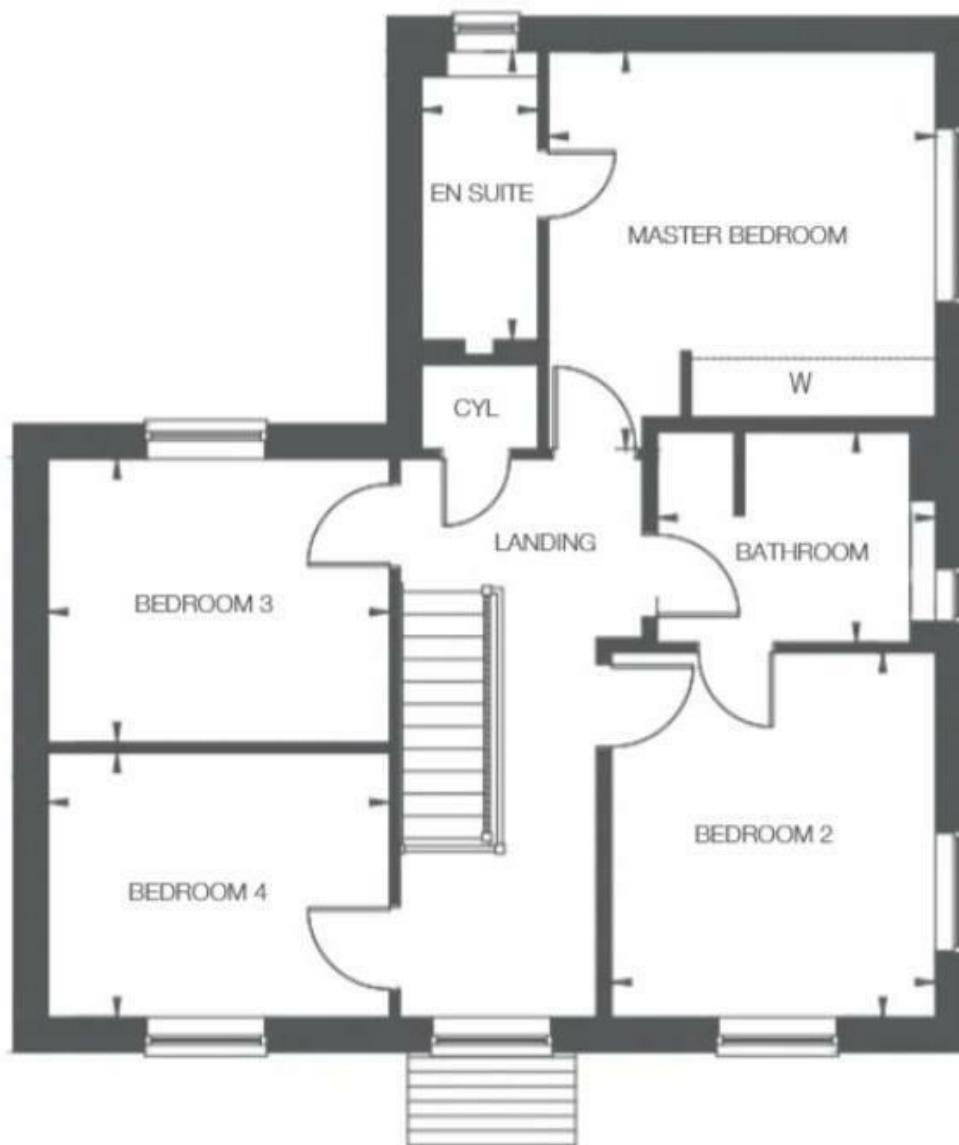


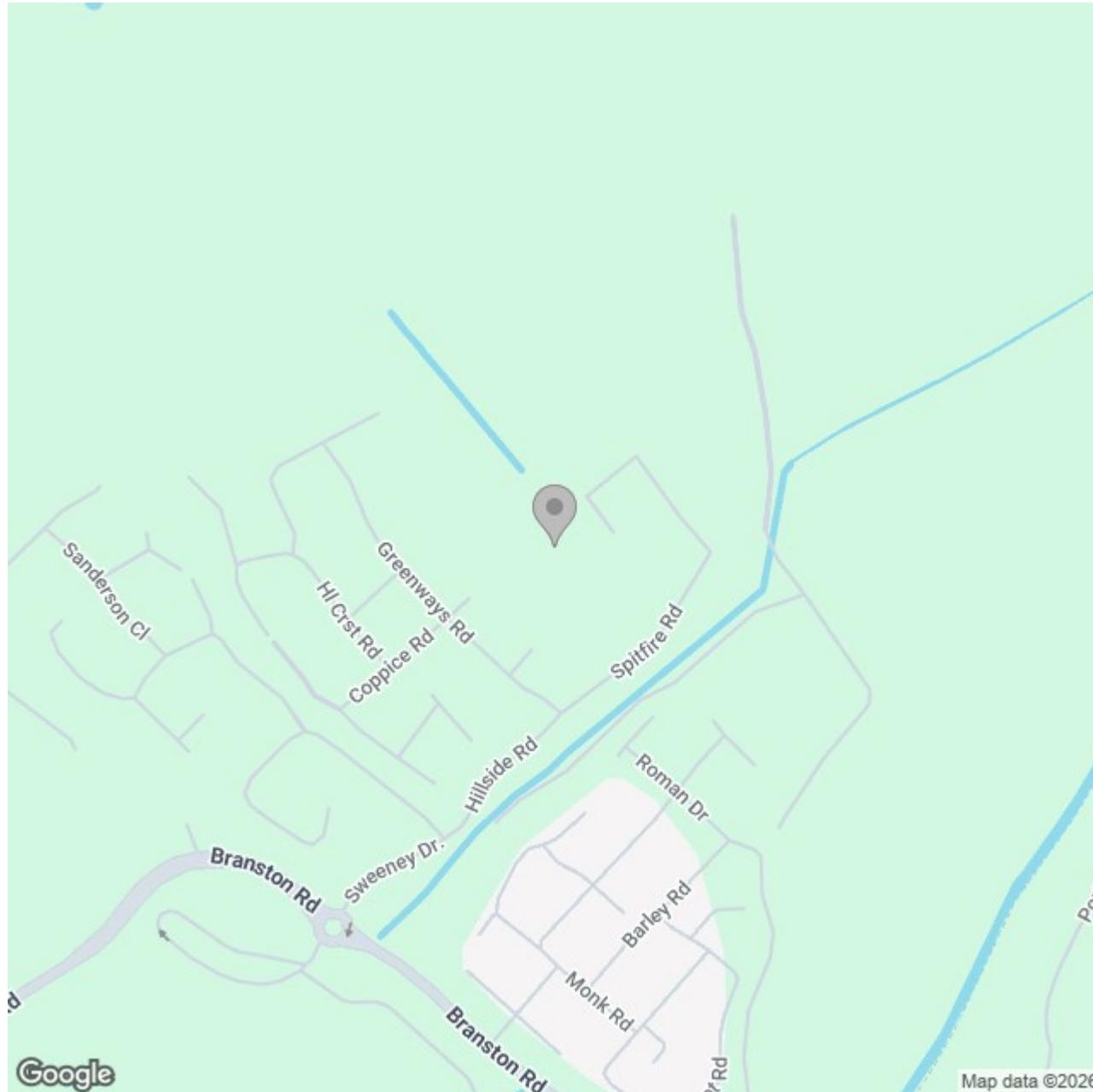












## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 86                         |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |