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SALES & LETTINGS



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**\*\*JOHN TAYLOR HIGH SCHOOL CATCHMENT\*\*** This well-presented four-bedroom semi-detached property, constructed in 2017, is situated in the desirable village of Tatenhill, Staffordshire. The home features a remaining NHBC warranty valid until 2027. A large open-plan kitchen-diner with bi-folding doors leading out to the garden, an integral garage, and two en-suite bedrooms, including the master. A block-paved driveway provides parking for four cars, and the property is set in a semi-rural location, offering the perfect balance between countryside living and convenient access to nearby amenities. Viewings are highly recommended to appreciate everything this home has to offer.

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## Accommodation

The ground floor opens into a welcoming entrance hallway with an under stairs storage cupboard, stairs rising to the first floor, and doors leading to the integral garage, living room, WC cloaks, and kitchen diner. The cosy living room features a double glazed window to the front aspect. The modern kitchen diner is fitted with matching wall and base units, integrated appliances including a double oven, dishwasher, fridge, freezer, a five-ring induction hob, and a one-and-a-half bowl sink with mixer tap. Bi-folding doors open onto the garden, while the dining area has ample space for a dining table set. A utility room off the kitchen provides space for a washing machine, drinks cooler, and offers additional worktop space, sink, and tiled flooring.

On the first floor, the landing features a loft hatch and an airing cupboard. The master bedroom includes a built-in sliding mirror wardrobe, a double glazed window overlooking the rear garden, and an en-suite with a three-piece suite, including a shower cubicle with gravity shower, low-level WC, and wash hand basin with mixer tap. The second bedroom to the front elevation also has an en-suite shower room. The family bathroom comprises a four-piece suite with a wash-hand basin, low-level WC, bath with mixer tap, and a shower cubicle with a glass door and shower over. The third and fourth bedrooms both have double glazed windows, while the fourth bedroom has a built-in sliding wardrobe.

Outside, the front of the property offers a block-paved driveway, providing parking for up to four cars with an EV charger installed, and access to the integral garage, enclosed by a low hedgerow and a fore garden with a path leading to the front entrance. The rear garden, which has been beautifully landscaped by the current owners, is mainly laid to lawn with a patio area ideal for seating. A pebbled pathway leads to an additional patio seating area, with the garden enclosed by timber fencing.

## Location

The property is located on Postern Road on the edge of the desirable village of Tatenhill, near Burton-on-Trent, Staffordshire. Tatenhill offers a charming, semi-rural environment with easy access to nearby amenities in Burton-on-Trent, including shopping, dining, and schools. The area is well-connected by road, with the A38 nearby providing excellent links to Lichfield, Derby, and beyond. For those who enjoy the outdoors, the surrounding countryside offers scenic walks and cycling routes. The property is also within reach of local attractions, making it an ideal location for those seeking a balance between rural living and convenient access to town facilities.













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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

143.2 m<sup>2</sup>

1541.39 ft<sup>2</sup>

Reduced headroom

0.09 m<sup>2</sup>

0.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

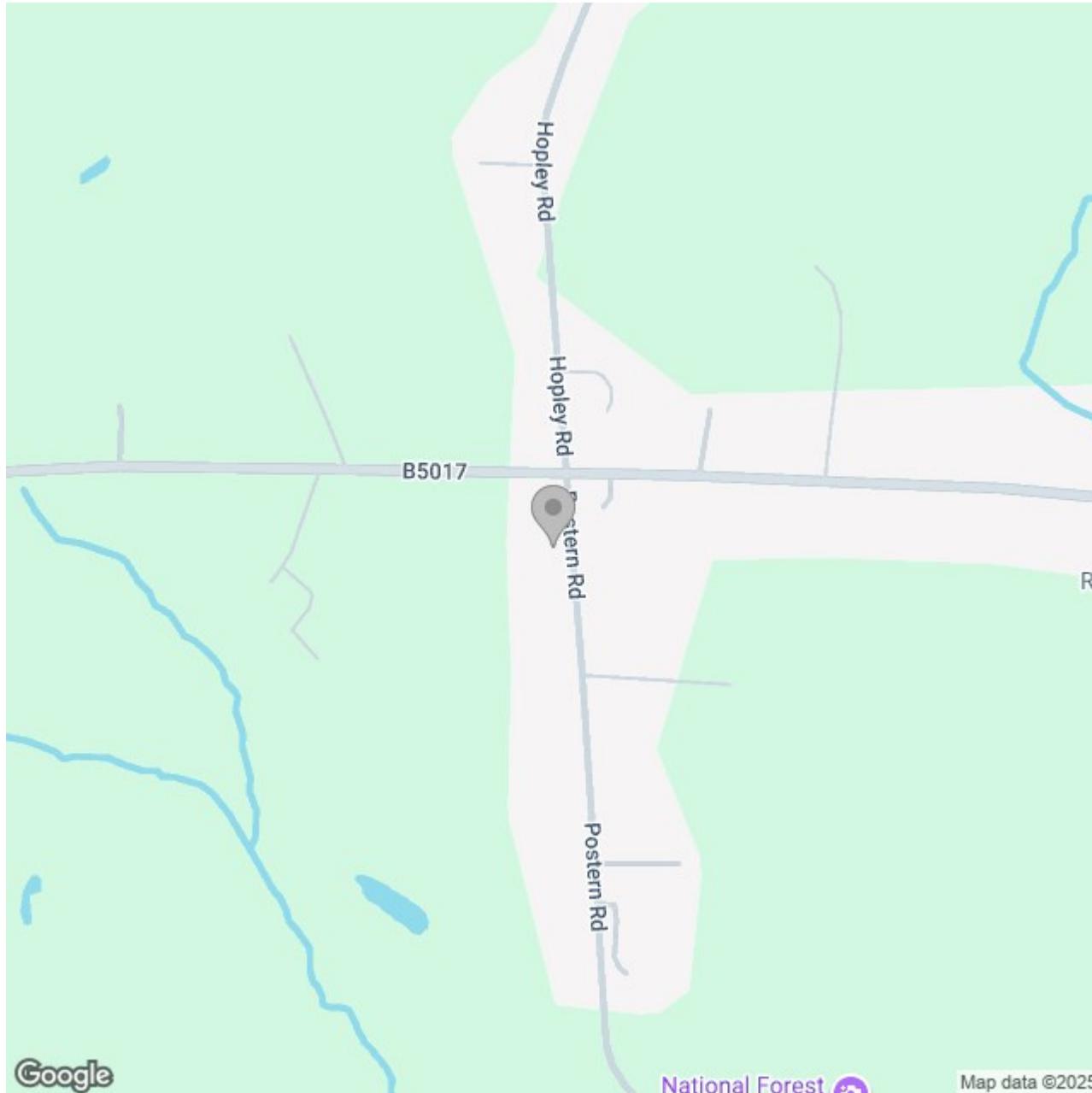
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	93
(81-91) B		
(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 2002/91/EC	