



**The Croft, The Croft, Postern Road, Burton-On-Trent, DE13 9SJ**

**Asking Price £575,000**

Nicholas  
**Humphreys**

# The Croft, The Croft, Postern Road, Burton-On-Trent

A unique individually designed brand new home by "Glebe Homes", These stunning properties are located along Postern Road Tatenhill, the development consists of four homes, with only 2 remaining plots. Build completion is set for Spring 2023 and this plot 1 is ready to move into. The interior accommodation is finished to a high standard throughout with close attention to detail with solid oak doors and floorings and quality carpets with under floor heating throughout the ground floor with individual room thermostats.

The home opens with a welcoming reception hallway with stairs with oak balustrade rising to the first floor, guest cloakroom, utility room and home office/ optional fourth bedroom. The stunning open plan living dining kitchen is located across the rear elevation with a wide selection of fitted units with central island, an abundance of appliances including Bosch oven, with combi microwave oven above, induction hob with an extractor hood above, concealed fridge freezer & dishwasher. A ceramic sink with mixer tap and two decorative lights set above the central island, and patio doors lead out into the rear garden.

The lounge is positioned alongside the kitchen on the rear aspect with french patio doors to the garden. The first of three generous double bedrooms is located on the ground floor with a fitted en-suite bathroom with a contemporary modern white four piece bathroom suite with LED light up wall mirror and complimented by a light colour wall and floor tiles. The first floor has two further double bedrooms the master having a unique angled ceiling and full en-suite bathroom with a four piece bathroom suite. The second double bedroom also offers an en-suite shower room. Outside is an established garden with paved area and lawn with off road parking across the front aspect.



## The Accommodation

### Reception Hallway

### Guest Cloakroom

### Lounge

5.3 x 4.0 (17'4" x 13'1")

### Open Dining Kitchen

8.7 x 5.13 (28'6" x 16'9")

### Utility Room

2.13m max x 1.78m max (7'0" max x 5'10" max)

### Study

4.95 max x 4.5 max (16'2" max x 14'9" max)

### Ground Floor Bedroom

4.5 x 3.6 (14'9" x 11'9")

### En-suite Bathroom

1.7 x 3.4 (5'6" x 11'1" )

### First Floor Landing

### Master Bedroom

5.6 x 4.5 (18'4" x 14'9")

### Dressing Area

2.59m x 1.50m limited headroom (8'6" x 4'11" limited headroom)

### Bedroom Three

5.49m max x 4.98m max (18'0" max x 16'4" max)

### En-suite Shower Room

2.4 x 1.5 (7'10" x 4'11")

### Developer Specifications

External - Landscaped garden with turfed lawns

High quality double glazed PVC-U windows

Composite doors front and back

Chrome door furniture

Outdoor weatherproof socket

Paving to external areas

Exterior LED lighting

Heating & Plumbing - Energy efficient gas fired central heating

Underfloor heating on ground floor

Outside water tap

Kitchen & Utility - Traditional or contemporary design

Energy efficient appliances

Integrated oven and hob

Integrated fridge freezer

Freestanding washer dryer

Integrated dishwasher

Built-in microwave

Internal Finish - Floor coverings throughout

Decorated throughout

Polished chrome door furniture and ironmongery

Oak finish internal doors

Electrical - Spotlights to lounge, hallway, kitchen, utility room, bedrooms, bathroom, and en-suite

Shaver sockets to bathroom and en-suites

TV points to all rooms

Intruder and smoke alarms

BT point

Chrome sockets to kitchen above worktops

White sockets and switches to remaining

Strip LED lights under kitchen wall units

100% Energy efficient light fittings

Bathroom & En-Suite - Half tile to wet walls with fully tiled shower

Contemporary white sanitary ware throughout

Chrome towel rail to bathroom and en-suites

Contemporary chrome taps and fittings

Shower to all bathrooms

### Glebe Homes

Glebe Homes have been using their knowledge, and experience, to produce quality developments throughout the East Midlands area. They strive to build homes with style and character that, whilst enhancing the local environment, are in keeping with existing properties in the area.

### Location

Postern Road and the surrounding villages have a wide range of thriving Inns and Restaurants, serving and excellent range of food, including fine dining options for that special occasion. Those with children will also be pleased to know about the local schools some of the nearest are All Saints Primary School and John Taylor Free School both rated "Outstanding" by Ofsted.

### Agents Note

The images used are of Plot 1 Only along with any video footage. Plot 2 is the same design but as a mirror image. Whilst every step has been taken as to the accuracy of the details, the finish built product and measurements may vary slightly when build is complete. These for draft details awaiting vendor approval. We are awaiting the finalised council tax banding and EPC rating, this to be confirmed by solicitors prior to completion.








Council Tax Band  
Freehold

**Services.** Main's water, gas and electricity are understood to be available to the property but 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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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. 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.

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 	

01283 528020

NICOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN