

# Branston Road

Tatenhill, Burton-on-Trent, DE13 9SA

John German





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£735,000

This outstanding home is perfect for a large family at 3268 sq ft inc. a double garage making this a truly substantial property featuring a large hall, kitchen/diner, superb dining room & impressive lounge with garden views, six bedrooms including three with walk in wardrobes & ensembles set on a lovely plot with a gated drive & gardens.

This amazing home situated in Tatenhill impresses both inside and out. Built circa 2006 this home offers modern comforts together with character detail to complement the surrounding character homes in the village. Perfectly placed for getting out in the countryside and canalside walks, John Taylor Free School, the Horseshoe pub and with excellent transport links to Burton, Lichfield, Derby, Uttoxeter & Beyond.

Set behind an established front garden with gated opening into a good size drive with a car charging point.

The front door opens into a welcoming reception hall; stairs rise to the first floor and there is useful understairs storage.

To the left is a superb kitchen/diner perfect for a family and entertaining, plenty of cupboards and well equipped with twin ovens, steam oven, microwave, hob and extractor which mean this kitchen can cater for many, having plenty of space for a dining table and having the benefit of a kitchen island. The room also enjoys views front & rear with a second door returning to the reception hall.

The dining room with a vaulted ceiling enjoys garden views with double doors opening into a large lounge with inglenook fireplace and gardens views, offering plenty of space to relax.

Off the hall is a very useful cloaks area with coat hooks and bench, leading to the practical utility room with fitted units and appliance space, door to side and an internal door into the integral double garage with twin electric doors, a great space for car enthusiasts, a workshop or just that extra storage family homes need.

To the first floor there are three exceptional bedrooms, the master is a huge bedroom with a walk-in wardrobe, garden views and a luxurious ensuite. Bedrooms two and three on the first floor are also impressive, spacious rooms both with ensuite and walk-in wardrobes providing excellent storage.

The top floor features three more double bedrooms, one currently used as a home office with view to front, one as a bedroom and the other as a large play/games rooms with a family bathroom serving the top floor.

The rear gardens have a block paved patio by the dining room leading onto a lawned garden with views beyond and a large feature gazebo offering fantastic covered outdoor entertaining space.

**Agents note:** The house is set in Tatenhill Conservation Area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway & Garage

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** LPG central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03092025

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Ground Floor



Floor 1



Floor 2

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

3268 ft<sup>2</sup>  
303.5 m<sup>2</sup>

Reduced headroom

227 ft<sup>2</sup>  
21.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 62 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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