

Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

John
German





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£395,000

An exceptional 1930's semi detached home with a substantially extended ground floor layout featuring a stunning open plan living/dining/kitchen with bifold doors in addition to a cosy lounge and superb family/TV room/home office together with a large drive and substantial rear garden with countryside views.



We are delighted to offer to the market this 1930's semi-detached home which has been significantly extended and upgraded with an amazing open plan kitchen/dining/living room with bifold doors opening out to a fabulous rear garden backing onto fields with far reaching views.

Set in a sought-after non estate location, the property is ideally placed for the nearby villages of Anslow and Tatenhill, as well as Barton Under Needwood, Burton On Trent, Uttoxeter and Lichfield, with excellent access to the A38, A50 and beyond. The property falls into the catchment for John Taylor High School.

Set back behind an expansive driveway providing plenty of off-road parking, the front entrance door opens into the porch which in turn leads to the reception hall with stairs leading off and a useful under-stairs storage cupboard.

To the right, a door opens into a cosy lounge with tiled floor through together with a deep curve bay window framing views to front and a fire surround adding to that character feel.

Without doubt, the highlight of this family home is a stunning extended kitchen/dining/living space which features a superbly appointed modern white gloss kitchen having centre island and granite work surface/breakfast bar with integrated appliances including electric hob, extractor hood, twin ovens, microwave, dishwasher and a coffee machine. A tiled floor runs throughout and there is plenty of space for a dining table and seating, making this a fabulous space to entertain, with bifold doors and a high vaulted ceiling opening out to the rear garden.

Off the kitchen is a useful utility room with space for appliances together with skylight and plenty of storage with a large double cupboard. A door opens into a guest WC with close coupled WC and wash hand basin, and a further door opens into a useful store/garage which is compact, ideal for those seeking somewhere to store a motorbike or bicycles.

Completing the ground floor accommodation is the superb separate family room/TV room/home office or studio featuring a vaulted ceiling and two windows to side. This room could also be utilised as an additional fourth bedroom.

Stairs rise off the hall to the first-floor landing where doors lead off to three bedrooms. The master has a deep bay window to the front and fitted wardrobes across one wall. Bedroom two is also a generous double with views across the rear garden and beyond, while bedroom three has an oriel window.

The family bathroom is fitted with a superb modern character style bathroom featuring a vanity unit with circular wash hand basin and mirror with lighting either side over, freestanding bath, separate shower cubicle, close coupled WC and window framing views to rear.

Outside the property is set behind an excellent driveway providing ample off-road parking. The rear garden is a superb feature of this home with a paved terrace ideal for outside dining and entertaining and beyond this is an extensive lawn, well established borders and a further paved terrace at the top of the garden, perfectly placed for enjoying fabulous countryside views beyond.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC - 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/18072024

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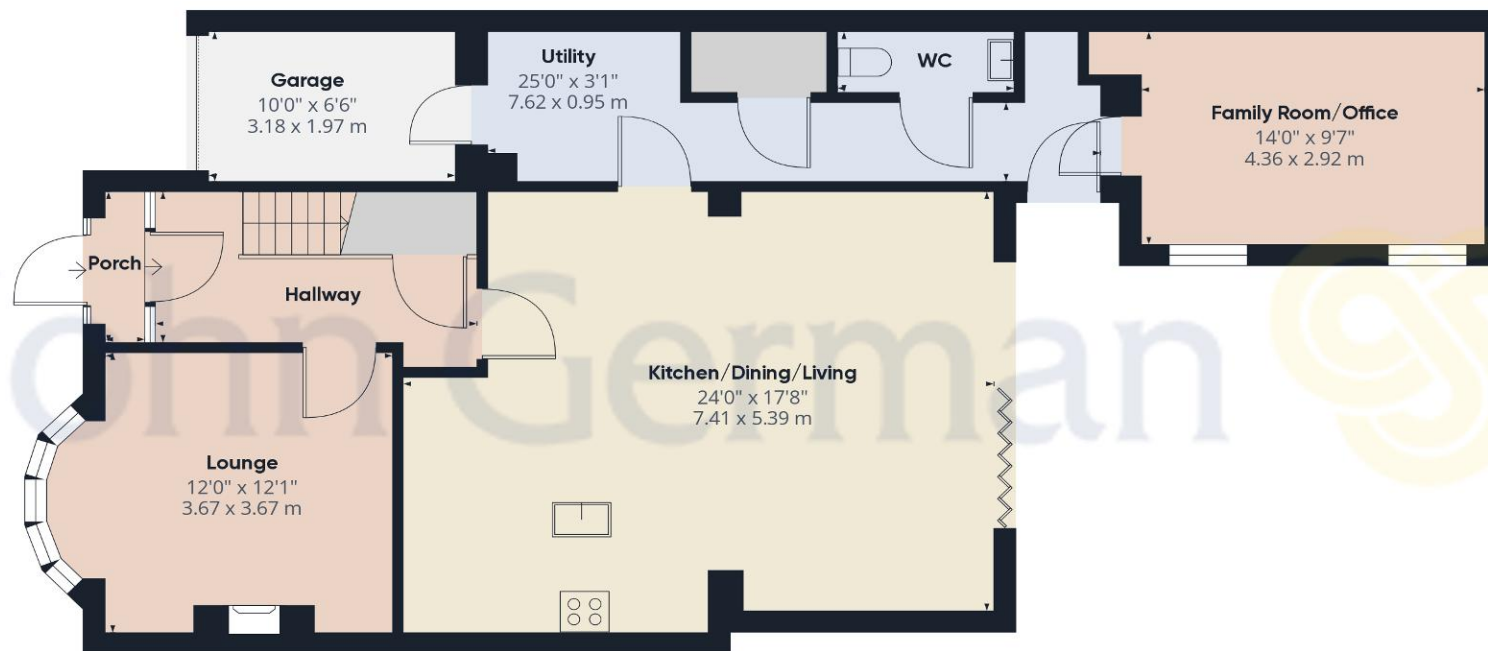










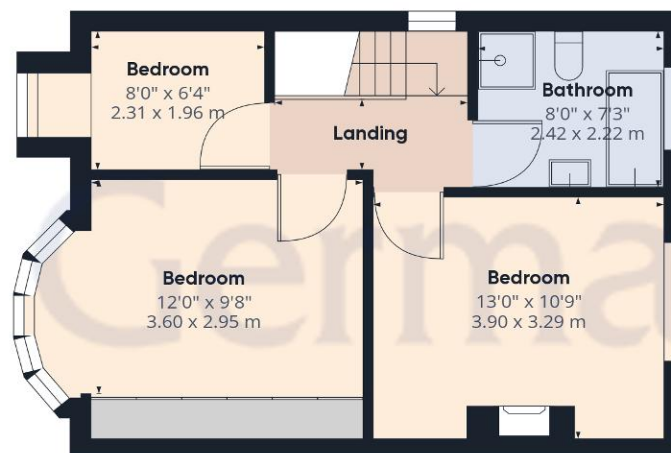


Ground Floor

Approximate total area⁽¹⁾

1481.54 ft²

137.64 m²



Floor 1

(1) Excluding balconies and terraces

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

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Agents' Notes

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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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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