

# Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

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£599,950

Offered for sale with no onward chain, this executive detached family home on Postern Road, Tatenhill, features spacious living areas, four bedrooms, wonderful open plan kitchen / diner and sits on a generous plot with stunning countryside views both front and rear.



Situated in the wonderful village of Tatenhill, this property offers easy access to local amenities and the scenic Staffordshire countryside. The village boasts a historic church, hall, and traditional pub, with picturesque walking, cycling, and equestrian routes nearby. Barton under Needwood provides a doctors, pharmacy, shops, cafés, and pubs, while Burton on Trent offers further amenities and swift A38 access to Lichfield, Birmingham, and Derby. Rail links from Burton connect to Derby, Birmingham, and London, with Birmingham and East Midlands airports within easy reach. The area is well-served by schools, including All Saints Primary, John Taylor High, and esteemed private options such as Repton and Denstone.

Offered for sale with no onward chain, this home enjoys a brilliant size plot (approx. 0.20 acres). To the front, there is an expansive driveway, giving off road parking for multiple vehicles, as well as giving access to the double garage. The garage has power and lighting throughout and is accessed via up and over doors to the front.

The property offers plenty of living accommodation internally, with over 1900 sq. ft. of living space. The entrance hallway gives access to all of the ground floor space. To the right of the hallway, you will find the spacious, dual aspect lounge, which runs the entire length of the house and has patio doors leading to the rear garden. To the rear of the property, the current owners have done a magnificent job in extending the original home to create an open plan kitchen / diner. Finished to a high standard throughout, featuring matching wall and base units with quartz worktops above, eye level electric oven, integrated microwave, gas hob with cooker hood above, inset sink and drainer, integrated dishwasher. Please note the freestanding wine cooler is not included in the sale. The open plan space has enough room to create a separate sitting space which features a contemporary log burner, and ample space for a dining room table and chairs. Just off the kitchen, there is a utility room which houses the boiler, has plumbing for washing machine, space for tumble dryer and side door leading to the side of the property. The property also features a spare reception room, which would make a fantastic home office or separate living room. The ground floor also offers a w/c.

To the first floor, we can offer four generous sized bedrooms, three of which could comfortably take a double bed, alongside bedroom furniture. The pick of the four bedrooms is certainly the master bedroom. With countryside views to the rear, built in furniture and access to the ensuite. The ensuite includes a shower enclosure, wash hand basin and w/c. The other three bedrooms then share a family bathroom, which has a bath with mixer taps and shower above, w/c and wash hand basin.

The rear garden offers a high degree of privacy and lovely open views, creating a peaceful setting. It features a mix of lawn and patio areas, making it ideal for families. A well-insulated summer house, complete with power and lighting, provides a versatile space perfect for a home office or hobby room. The garden also enjoys picturesque views over privately owned paddock land. To the side of the property, a spacious block-paved area with garage access offers practical storage space or potential for extension (STPP).

**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:** Gas (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 F

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

**Our Ref:** JGA100322025

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Ground Floor



Floor 1

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

1972.06 ft<sup>2</sup>

183.21 m<sup>2</sup>

**Reduced headroom**

12.13 ft<sup>2</sup>

1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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