

# Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

John German



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£425,000

Stylishly presented detached family home located in a sought after non estate location with a large drive, good sized garage, 3 reception rooms plus conservatory, impression open plan kitchen/diner, refitted en suite and bathroom plus established gardens.



Situated in a lovely non estate location with a favourable school catchment is this impressive detached home that is stylishly presented throughout. Postern Road is a stones throw from picturesque countryside and a few minutes drive from the town centre, schools for all ages, shops and amenities.

Step inside the front door opening into a welcoming reception hall with stairs to the first floor. The first of the three reception rooms is a light filled home office/study that has fitted storage and a useful internal door into the garage.

Double doors off the hall open into a spacious lounge with a cosy log burner, window to side and doors opening into a lovely conservatory featuring a glazed roof being a perfect spot to sit and enjoy views over the rear garden.

At the heart of the home is a fabulous dining kitchen equipped with a stunning range of units complemented by stylish wall tiling and work surfaces that extend into a breakfast bar. There is an integrated dishwasher and spaces for a range style cooker and a large American style fridge freezer. Decorative tiled floor extends into the good sized dining area where glazed double doors open into the lounge along with a useful side door plus patio doors out to the rear garden, perfect for family and entertaining.

Completing the ground floor is the guest's doakroom having a vanity unit with inset wash hand basin, WC, towel rail/radiator and window to side.

On the first floor are four bedrooms and a stunning modernised family bathroom having contemporary contrasting tiling and a suite comprising panel bath with shower and screen over, fitted vanity units with inset wash basin and WC, stylish radiator and window to side.

The good sized master bedroom has the luxury of its own refitted en suite shower room.

The property is set well back from the road behind an expansive driveway giving access to a good sized garage with up and over door. Side gated access leads to the pleasant rear garden with a paved patio area and good sized lawn beyond surrounded by planted beds and borders.

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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 E

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

**Our Ref:** JGA/08042025

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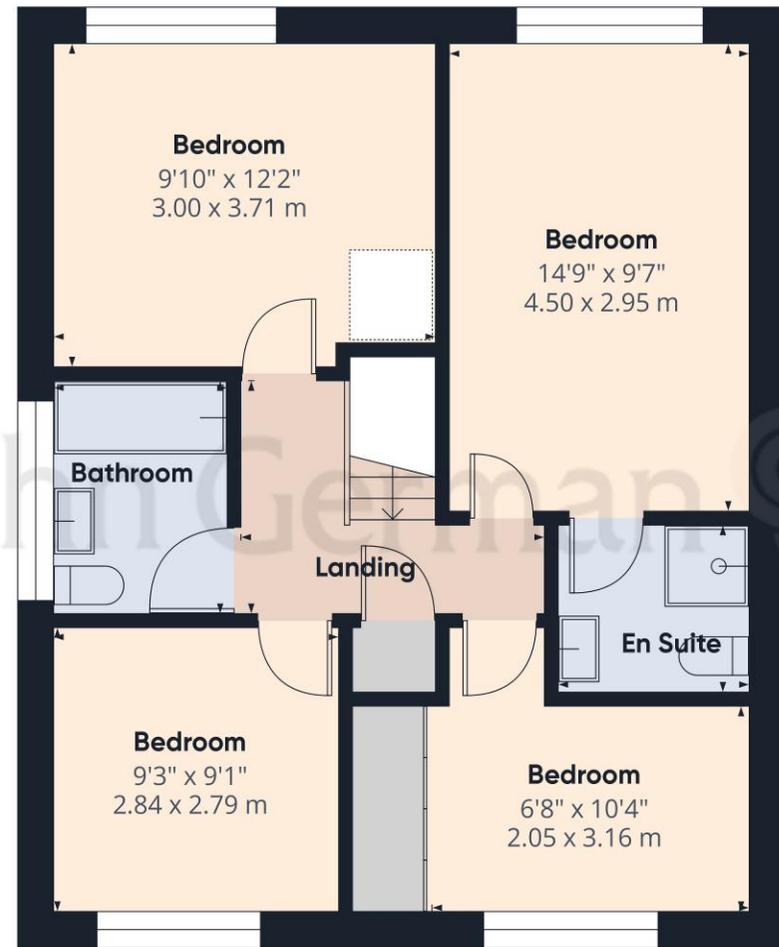
**Approximate total area<sup>(1)</sup>**

1022.89 ft<sup>2</sup>  
95.03 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.12 m<sup>2</sup>

**Ground Floor**



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

554.55 ft<sup>2</sup>  
51.52 m<sup>2</sup>



### 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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