



59 Postern Road, Tatenhill, DE13 9SD

 Parker
Hall

Offered with the benefit of no upward chain is this attractive executive detached home, showcasing generously extended living accommodation, four bedrooms and a desirable private lane setting with countryside views to both the front and rear. Being set within the catchment area for the renowned John Taylor High, this beautifully presented family home has been well maintained and upgraded over time, to include a rear extension, refitted kitchen and refitted bathrooms, with further potential to extend to the side, rear or over the garage (subject to relevant permissions). The interiors comprise briefly reception hall, spacious lounge, open plan kitchen with dining and living areas,

study/snug, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, a generous frontage is laid to lawned gardens and a driveway with parking for a number of vehicles, as well as having access into the double garage. There rear garden is beautifully tended and houses a superb summer house ideal as a home office, and the garden enjoys a pleasant open outlook over privately owned paddock land. The property is serviced by mains gas central heating and double glazed windows, and offers accommodation and outside space ideal to suit a growing family looking to be part of the popular Staffordshire village.

The property lies at the top of the village of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside. The delightful village centre is home to a historic church, village hall and a traditional village pub, all being steps from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in Barton under Needwood, where a doctors, pharmacy, post office, shops, cafe and pubs can be found, and the property is situated 2 miles from Burton on Trent where there are additional amenities and the A38 provides swift access to Lichfield, Birmingham and Derby. Rail travel is available from Burton

giving links to Derby, Birmingham and London, and the International airports of Birmingham and East Midlands are both within a short drive. The area is well served by schools including All Saints Primary at Rangemore and John Taylor High in Barton under Needwood, with an excellent range of private schools also nearby including Lichfield Cathedral, Repton and Denstone. Nearby Equestrian centres include Marchington Field and Eland Lodge, and both Cannock Chase and the Peak District can be reached in around 40 minutes.



- Executive Detached Family Home
- Extended Open Plan Living
- Dual Aspect Countryside Views
- Open Plan Kitchen with Dining & Family Rooms
- Spacious Lounge & Study
- Utility & Cloakroom
- Reception Hall & Part Galleried Landing
- Four Generous Bedrooms
- Refitted En Suite & Bathroom
- Generous Gardens to Front & Rear
- Summer House – ideal Home Office
- Open Aspect to Rear
- Double Garage & Ample Parking
- Secluded Private Lane Setting
- John Taylor School Catchment
- Well Placed for Local Commuter Routes & Amenities

Reception Hall 4.48 x 2.23m (approx. 14'8 x 7'3)
The composite entrance door opens into this spacious hallway, having stairs rising to the first floor and ample storage space for coats and shoes. Doors lead into:

Lounge 7.18 x 3.6m (approx. 23'6 x 11'10)
A beautifully presented and generously proportioned reception room having a window to the front, double doors opening out to the gardens and a gas fireplace set to marble hearth



Open Plan Family Kitchen 6.37 x 3.8m (approx. 20'10 x 12'5)

Having been extended and remodelled by the current vendors, the kitchen comprises a range of contrasting island, wall and base units having composite worksurfaces over, housing an inset one and a half sink with side drainer, spaces for a wine fridge and American fridge freezer, and integrated Bosch appliances including dishwasher, double oven, five burner gas hob and microwave. The island unit provides a breakfast bar, there are further units to one side, and tiled flooring extends into:

Dining & Family Room 6.38 x 4.36m (approx. 20'11 x 14'3) – max

Extending across the rear of the property, this versatile reception room has a window to the rear and double doors opening out to the gardens. To the living area there is a contemporary Scandi style wood burning stove set to honed slate hearth

Utility Room 1.74 x 1.6m (approx. 5'8 x 5'2)

Fitted with wall and base units housing spaces for a washing machine and tumble dryer, with tiled flooring and a door opening out to the side

Study 3.1 x 2.96m (approx. 2.96m (approx. 10'1 x 9'8)

An ideal snug or study, having a window to the side

Cloakroom

Fitted with wash basin set to vanity unit and WC, with an obscured window to the side





Stairs rise to the first floor part galleried **Landing**, having loft access point and a window to the front aspect. Doors lead into:

Master Bedroom 4.23 x 3.8m (approx. 13'10" x 12'6")
A spacious principal bedroom having a window to the rear enjoying countryside views and a range of fitted wardrobes, high level storage and drawers. With private use of:

En Suite 2.7 x 1.6m (approx. 8'10" x 5'2")
Refitted around 3 years ago, the en suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled walls, a chrome heated towel rail and an obscured window to the rear

Bedroom Two 3.82 x 3.05m (approx. 12'6" x 10'0")
Having a window to the rear overlooking the gardens and views beyond

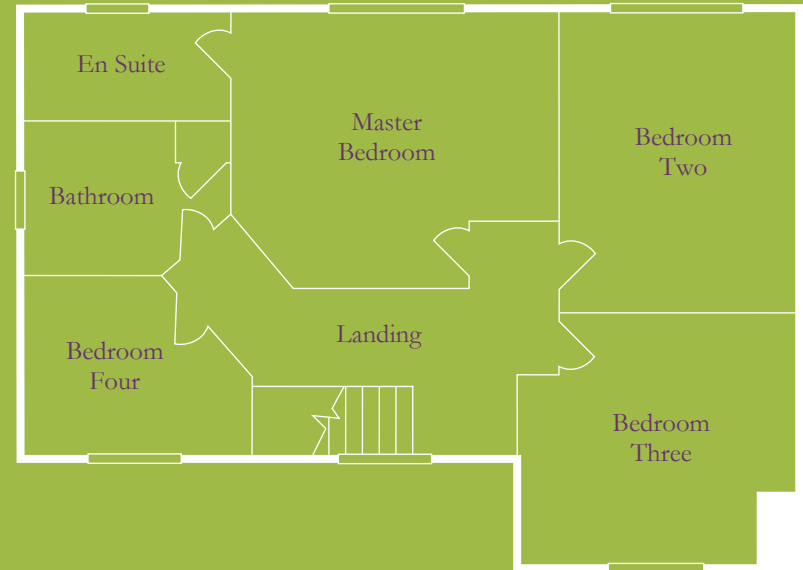
Bedroom Three 3.62 x 3.33m (approx. 11'10" x 10'10")
— max
A third double bedroom having a window to the front with pleasant views towards surrounding countryside

Bedroom Four 2.94 x 2.4m (approx. 9'7" x 7'10")
A good sized fourth bedroom having a window to the front

Bathroom 2.7 x 2.02m (approx. 8'10" x 6'7")
Also having been refitted with a white suite, having fitted wash basin, WC and bathtub with shower unit over, having tiled walls, an obscured window to the side and a chrome heated towel rail. A door opens to a useful shelved laundry cupboard







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		



Outside

The property lies along a private lane servicing a handful of similar executive homes, with a mature hedge to the front providing screening from the road. There is parking for a number of vehicles to the front aspect as well as neatly tended lawned gardens, and twin manual doors open into:

Double Garage 5.26 x 5.16m (approx 17'3 x 16'11)
Having power, lighting and a courtesy door leading into the rear garden. Subject to relevant permissions, there may be potential to build over the garage

Rear Garden

Enjoying plenty of privacy and a delightful open outlook, the rear garden has been thoughtfully designed to create pleasant entertaining areas as well as plenty of lawned space to suit a growing family. The insulated **Summer House** 3.5 x 3.5m (approx 11'5 x 11'5) which has power and lighting offers an ideal space to work from home, and the garden enjoys a picturesque outlook over privately owned paddock land. To the side of the property there is a wide block paved area having pedestrian access into the garage, being ideal for outside storage or to extend the property (STPP)



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.