



25 Hayfield Drive, Tatenhill, DE13 9FQ

 Parker  
Hall

Enjoying a secluded cul de sac position on this desirable modern development is this executive detached family home, showcasing well presented open plan interiors, four bedrooms and a further 6 years NHBC warranty. Presenting an attractive double fronted exterior, this modern family home showcases well proportioned and versatile interiors alongside a generous plot including a detached garage, ample parking and an established rear garden. The beautifully presented interiors comprise briefly central reception hall, lounge with feature fireplace, open plan dining kitchen with family room and cloakroom to the ground floor, with four

bedrooms to the first floor serviced by a family bathroom and en suite. Outside, the property is positioned on a generous corner plot with lawned gardens extending to the front and side of the garage. There is parking for three vehicles to the fore of the detached garage, and the rear garden extends to a generous size offering excellent potential to landscaped as desired. The property is serviced by mains gas central heating and double glazed windows, and the property resides within a private cul de sac servicing just three properties, being just steps from communal grounds leading to both Battlestead Hill and the John Taylor Free School.

The property lies on the popular Lawnswood development on the rural outskirts of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside. This delightful village 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. An Italian restaurant, co-op and further shops can be found in Branston, with more comprehensive amenities in Barton under Needwood including a doctors, pharmacy, post office, shops, cafe and pubs. The property is situated 2 miles from Burton

on Trent where there are additional leisure facilities, 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, as well as being a few steps from the John Taylor Free School. 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
- Secluded Cul de Sac Setting
- Popular Modern Development
- 'Outstanding' School Catchment
- Spacious Lounge with Feature Fireplace
- Open Plan Dining Kitchen with Family Room
- Reception Hall & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Family Bathroom
- Detached Garage, Ample Parking
- Attractive Front & Rear Gardens
- 6 Years NHBC Warranty
- Walking Distance to John Taylor Free School
- Well Placed for Commuter Routes

#### Reception Hall

A spacious central hallway having tiled flooring, stairs rising to the first floor and doors open into:

#### Lounge 5.8 x 3.2m (approx. 19'0 x 10'6)

A well presented dual aspect reception room having a window to the front, French doors opening out to the rear garden and a contemporary panoramic electric fire

#### Open Plan Family Dining Kitchen 5.35 x 3.17m (approx. 17'6 x 10'5)

A spacious L shaped open plan family space having a modern kitchen, dining area and a family room. The **Kitchen** comprises a range of gloss wall and base units with quartz worksurfaces over, housing an inset sink with side drainer and a range of integrated appliances including dishwasher, oven, combination microwave oven, gas hob and extractor hood. There are further units to one side providing additional storage, a window faces the rear and double doors open out from the **Dining Area** to the rear garden. A door opens to a useful fitted storage cupboard, a further cupboard houses a **Utility Space** with provisions for a washing machine, and tiled flooring extends into the **Family Room** 3.75 x 3.16m (approx. 12'3 x 10'4) where there is a window to the front

#### Cloakroom

Comprising fitted wash basin and WC, with tiled flooring





Stairs rise to the first floor **Landing**, having a window to the front aspect, a door opening into the **Airing Cupboard** and access to the loft. Doors open into:

**Master Bedroom** 3.32 x 3.23m (approx. 10'11 x 10'7)  
A spacious double room having mirror fronted fitted wardrobes and a window to the rear. With private use of:

**En Suite** 2.4 x 1.35m (approx. 7'10 x 4'5)  
Comprising a modern suite having fitted wash basin, WC and shower, with tiled flooring, half tiled walls, an obscured window to the rear and a heated towel rail

**Bedroom Two** 3.27 x 2.8m (approx. 10'9 x 9'2)  
A spacious double room having a window to the rear

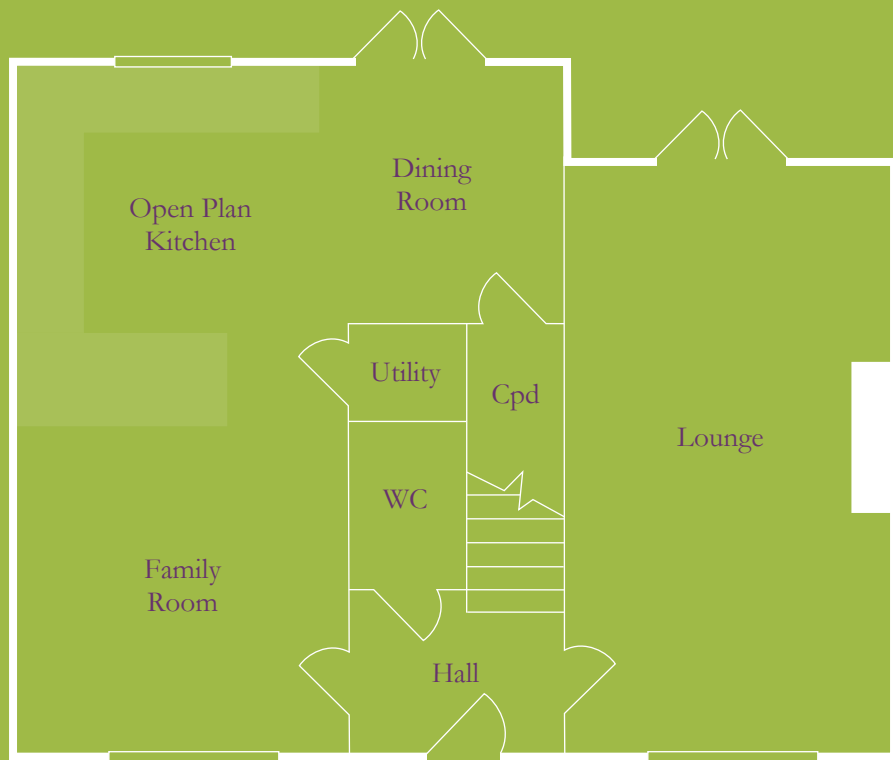
**Bedroom Three** 3.27 x 2.9m (approx. 10'9 x 9'6)  
A third double room double room having a window to the front

**Bedroom Four** 3.2 x 2.05m (approx. 10'6 x 6'9)  
With a window to the front aspect

**Family Bathroom** 2.02 x 1.96m (approx. 6'7 x 6'5)  
Comprising fitted wash basin, WC and bathtub with shower unit over, having tiled flooring, half tiled walls, a heated towel rail and an obscured window to the side









### Outside

The property at the end of a peaceful cul de sac servicing just two additional homes, benefitting from a generous frontage laid to neatly tended gardens, a paved pathway to the front door and a block paved driveway with parking for three vehicles. There is access into the large **Detached Garage** 6.08 x 4.06m (approx. 19'11 x 13'4) via a manual entrance door, and the property overlooks an idyllic open aspect over maintained communal grounds to the front.

### Gardens

Extending to a generous size, the rear garden is laid to a paved terrace, gravelled pathways and well tended lawns, with plenty of scope to landscape further as desired. There is exterior lighting, power and a water point, and gated access leads back out to the front aspect. The Arctic Hut is available by separate negotiation



**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.