



83 Postern Road, Tatenhill, DE13 9SJ

Set on the rural borders of Tatenhill is this exceptionally well finished family home, offering generously proportioned and high specification interiors, six spacious double bedrooms and an established garden plot bordered by open ground. Having been extensively remodelled and upgraded in recent years, this impressive detached residence showcases expansive open plan living in addition to two separate reception rooms, presenting plenty of versatile living space to suit a growing family. The luxurious specification includes a Masterclass units, granite work surfaces and Neff integral appliances, Villeroy and Boch fittings to all five bathrooms and convenient integrated systems both inside and out, including under floor heating with zoned controls, an irrigation system to the garden and both electric gates

and a CCTV system.

Well proportioned interiors extend over three floors, featuring a central reception hall leading into the lounge with wood burning fireplace and to the magnificent open plan living and dining kitchen, where twin sets of bifold doors open out to the rear garden. The kitchen leads into a second reception room ideal as a snug or playroom, and a utility and cloakroom are also set to the ground floor. To the first and second floors are six superb double bedrooms, three of which benefit from private en suites with a further Jack and Jill en suite and family bathroom servicing the additional three. The outside space has been landscaped to a superb degree, with double gates opening into the driveway and large detached double garage. A generous garden is laid to the rear, enjoying

an open and woodland aspect to the boundaries, and a large workshop within the garden provides a useful home office or exterior entertaining space. The property is serviced by mains gas central heating and double glazed windows.

Postern Road resides part way between the desirable rural villages of Anslow and Tatenhill, being a prestigious address and combining the ideals of easy access to amenities as well as a scenic semi-rural location. The traditional village of Tatenhill is home to a popular local pub, village hall, a bowling green and the Adventure Farm and National Forest Maize Maze, and further amenities including a Post Office, pharmacy, doctors surgery and Holland Sports Club can be found in Barton under Needwood.

Accessible within a few minutes' drive, the market town of Burton on Trent is home to a superb range of shopping and leisure facilities including a cinema, shopping centres, cafes, restaurants and a library. The village is conveniently placed for access to the A515, A38 and A50, with a regular public bus route running close by and a train station located in Burton on Trent providing direct links to Derby and Birmingham. The area is also well served by Ofsted rated 'Outstanding' schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with an excellent range of private schools also nearby including Smallwood Manor and Repton.



- Executive Detached Home with Views
- Contemporary Open Plan Living
- Extensive Three-Storey Accommodation
- Two Spacious Reception Rooms
- Magnificent Open Plan Masterclass Kitchen with Living & Dining Rooms
- Reception Hall, Utility & Cloakroom
- Six Superb Double Bedrooms
- Three Contemporary En Suites
- Jack & Jill En Suite & Luxury Bathroom
- Gated Entrance & Ample Parking
- Large Detached Double Garage
- Landscaped Gardens with Summer House
- Open Aspect to Side & Rear
- 'Outstanding,' School Catchment
- Desirable Semi-Rural Village Setting

A gable porch to the front opens into:

Reception Hall

An attractive welcome to this contemporary home having ceramic gloss tiled flooring and windows to two sides. Double doors opening into the **Hallway**, where the tiled flooring continues and stairs rise to the first floor accommodation, and doors open into a useful storage cupboard and into the kitchen the first of two reception rooms:

Lounge 5.44 x 5.1m (approx 17'10 x 16'8)

A spacious formal reception room having windows to two sides and a contemporary recessed wood burning fireplace. Double doors open into:

Magnificent Open Plan Living Kitchen 8.55, 4.84 x 6.17m (approx 28'0, 15'10 x 20'2)

This beautifully extended and remodelled family space extends across the rear of the property, having both a formal dining area and a family room, with bifold doors opening out to the landscaped rear gardens. The bespoke designed Kitchen from Masterclass is fitted with a comprehensive range of gloss full height, wall and base units with granite worksurfaces over, housing an inset Franke sink with boiling water tap and waster disposal. An array of integrated Neff appliances include dishwasher, oven, dual microwave oven, warming drawer, induction hob with extractor hood above, larder fridge, larder freezer and a further below counter fridge, and the worktops extend to one side to create an entertaining style breakfast bar. Tiled flooring extends into the **Family Room** which has bifold doors out to the gardens, as well as into a separate **Dining Room** 4.3 x 3.8m (approx 14'1 x 12'6), which again features bifold doors to two sides opening out to the gardens. Double doors open into:

Family Room 4.84 x 3.38m (approx 15'10 x 11'1)

A useful second reception room ideal as a second lounge or playroom, having window to the front

Utility 3.6 x 2.43m (approx. 11'9 x 7'11)

A door from the kitchen opens into the **Utility**, having a window to the rear, door to the side and a range of gloss wall and base units with granite work surfaces over. There are spaces for a washing machine and tumble dryer, and the utility has an inset sink with side drainer. The Worcester mains gas boiler is also housed in here

Cloakroom

Fitted with a Villeroy & Boch suite comprising wash basin set to vanity unit and wall mounted WC, having an obscured window to the side, tiled flooring and feature wall tiling





Stairs rise to the spacious first floor **Landing**, where stairs continue to the second floor and there are two fitted cupboards. Doors off into:

Master Bedroom 5.33 x 3.95m (approx 17'5 x 12'11)

A spacious principal bedroom suite having windows to two sides enjoying open views, and a range of fitted wardrobes. A door opens into:

En Suite 3.5 x 1.56m (approx 11'5 x 5'1)

Fitted with a contemporary Villeroy & Boch suite comprising wash basin fitted to vanity unit, wall mounted WC and walk in shower, with tiled walls, tiled flooring, a heated towel rail and an obscured window

Bedroom Two 3.82 x 3.82m (approx 12'6 x 12'6)

With windows to the front and side with countryside views and private use of:

En Suite 3.39 x 2.0m (approx 11'1 x 6'6)

A modern suite comprises wash basin with storage below, wall mounted WC and corner shower, with tiled walls, tiled flooring and a heated towel rail

Bedroom Three 4.1 x 3.5m (approx 13'5 x 11'5)

Another double room having a window to the rear and a door into:

Jack & Jill En Suite 3.47 x 1.5m (approx 11'4 x 5'0)

Comprising wash basin with vanity storage below, wall hung WC and walk in shower, with tiled flooring and walls and a chrome heated towel rail

Bedroom Four 4.0 x 3.49m (approx 13'0 x 11'5)

A fourth double bedroom having a window to the front and sharing use of the **Jack & Jill En Suite**

Bedroom Five/Study 4.0 x 3.49m (approx 13'0 x 11'5)

An ideal home office or further double bedroom, having windows to the two sides

Family Bathroom 1.92 x 1.82m (approx 6'3 x 5'11)

Fitted with a modern suite having wash basin with storage below, wall hung WC and corner bathtub, with tiled walls, tiled flooring, a chrome heated towel rail and an obscured window to the rear

The **Second Floor Landing** has a door leading into:

Bedroom Six 4.91 x 3.2m (approx 16'2 x 10'5)

An ideal guest bedroom, having windows to two sides and private use of:

En Suite 3.39 x 2.0m (approx 11'1 x 6'6)

A modern suite comprises wash basin with storage below, wall hung WC and a walk in shower, with tiled walls, tiled flooring, a heated towel rail and two skylights









The property sits back from Postern Road beyond a generous frontage having remote controlled access into the sweeping driveway. There is parking and turning space for a number of vehicles as well as access into the **Detached Double Garage** 6.48 x 5.48m (approx 21'3 x 18'0) a larger than usual garage having an electric entrance door, courtesy door to the side and a ladder rising to a generous loft storage space

Landscaped Rear Garden

The rear garden extends to a superb size, having been landscaped with composite decking, a variety of planting and neatly tended lawns. There are provisions for a hot tub, and a path leads down to outbuildings including a versatile **Summer House** 2.93 x 2.85m (approx. 9'7 x 9'4) and a **Garden Shed** 3.03 x 2.93m (approx. 9'11 x 9'7) where are included in the sale. Gated access leads back to the front aspect and there is exterior lighting, power and a water point



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