



**The Gables  
Main Street  
Tatenhill  
Burton upon  
Trent  
Staffordshire  
DE13 9SD**

**Guide Price  
£685,000**

- Spacious and individually designed home
- Highly regarded village
- John Taylor catchment
- Backing onto farmland
- Three reception rooms
- Modern fitted breakfast kitchen
- Four double bedrooms
- Two en suites & Jack and Jill bathroom
- Double Garage
- Generous elevated garden

## GENERAL INFORMATION

### THE PROPERTY

This individually designed and spacious family residence is set in the highly regarded and much sought-after village of Tatenhill. The property sits in an elevated position behind a block-paved driveway, which leads to a double garage. Steps rise to the entrance door, where an internal inspection will reveal spacious, beautifully light interiors with neutral decor. The property has a generous-sized lounge with double doors opening into a formal dining room, a family room/snug, a modern fitted breakfast kitchen, a guest cloakroom and utility.

On the first floor is an impressive landing, ideal for use as a study area, which gives access to four double bedrooms. The principal bedroom has an ensuite bathroom, the guest room offers an ensuite shower room, and the third bedroom has access to the Jack and Jill family bathroom with a separate shower and bath.

### OUTSIDE

Outside, the gardens to the rear are generously sized, with patio areas and backs onto open countryside.





#### LOCATION

Tatenhill sits unspoilt in lovely Staffordshire countryside with excellent transport links close by to the A38. There is excellent schooling for all ages close by, and the village itself has a stunning church, a country pub, and a village hall. Outside the main village is a further public Inn with an eatery and many rural walks. In the nearby village of Barton under Needwood are doctors, a pharmacy, a supermarket and additional bars and restaurants. Burton upon Trent's town centre is a short drive away with the City of Lichfield just an easy drive down the A38.

#### ACCOMMODATION

Entrance door opening through to entrance porch.

#### ENTRANCE PORCH

0.91m x 2.39m (2'11" x 7'10")

Has windows to the front aspect, Oak door to the side, tiled flooring and further

door that opens through to the entrance hallway.

#### HALLWAY

2.25m x 5.65m (7'4" x 18'6")

Has stairs off to first floor, useful under stair storage cupboard, double doors to lounge, door to kitchen, door to snug and a further door that leads through to the guest cloakroom.

#### GUEST CLOAKROOM

1.57m max 0.90m min x 2.74m (5'1" max 2'11" min x 8'11")

Has an obscure window to the side aspect, fitted W.C. and vanity unit with hand wash basin inset, there are tiled surrounds and recessed ceiling down lights.

#### LOUNGE

5.64m into chimney 4.88m min x 7.40m (18'6" into chimney 16'0" min x 24'3")

This attractive light room has large windows to the front aspect, ceiling light

point, wall light points, radiator, double doors opening through to the dining room and the focal point of the room is an open fire set within a chimney breast with recessed ceiling down lighting.

#### DINING ROOM

4.88m x 3.63m to window (16'0" x 11'10" to window )

Another lovely light room with wood effect flooring, coving to ceiling, ceiling light point, wall light points and large windows looking out to the garden with a further glazed door. A further door opens through to the kitchen.

#### SNUG

3.83m max x 3.69m min 4.46m max (12'6" max x 12'1" min 14'7" max)

Has a lovely light Oak wood effect flooring, window to the front aspect, radiator and ceiling light point.



### KITCHEN

4.41m x 3.62m to window (14'5" x 11'10" to window )

Has attractive tile flooring and tiled surrounds, the bespoke kitchen is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, glass display units and shelving, there is a central island which creates a breakfast bar, worktops incorporate a one and a quarter composite sink with mixer tap, a chopping board and draining area. There is a four ring Smeg induction hob and integrated appliances include a Smeg oven, a Zanussi dishwasher and Siemens integrated fridge and freezer. A window looks out to the rear garden offering views, there is recessed ceiling down lights and a door leading through to a utility room.

### UTILITY ROOM

1.83m x 3.82m (6'0" x 12'6")

The utility area offers ample storage space with wall mounted cabinets, base units and drawers, work tops incorporate a one and a quarter sink with waste disposal unit and side drainer with mixer tap over, there is space for washing machine, tumble dryer, ample space for further

appliances, ceiling light point and door out to the rear garden.

### FIRST FLOOR

#### LANDING

5.47m to window x 3.67m (17'11" to window x 12'0")

With ceiling light point, window to the front aspect and a very spacious area that easily accommodates a study area and has all doors leading off.

#### PRINCIPAL BEDROOM

4.86m x 5.11m to the windows (15'11" x 16'9" to the windows)

A lovely light and airy room with two windows out to the front aspect, radiator, coving to ceiling, ceiling light points, ample space for wardrobes and drawer units with a door leading through to the spacious en suite bathroom.

#### EN SUITE BATHROOM

3.63m to window x 2.11m (11'10" to window x 6'11")

Principal en-suite having fitted a low level twin flush push button W.C, Porcelanosa System pool

spa bath, two square Porcelanosa basins with Chartley mixer taps and underneath Porcelanosa double drawer vanity unit. A swivel mirror and Porcelanosa tiles.

#### GUEST BEDROOM TWO

3.62m to window x 4.87m max 2.96m min (11'10" to window x 15'11" max 9'8" min)

Has a window to the rear aspect offering views over the garden and surrounding countryside, radiator, ceiling light point, wood effect flooring and incorporates a guest en suite shower room.

#### GUEST EN SUITE SHOWER ROOM

1.59m x 1.77m (5'2" x 5'9" )

With a low level push button twin flush w.c, wall mounted corner hand basin with chartley mixer tap, quadrant shower cubicle, ceramic tiling to floor, spotlights to ceiling and fitted extractor vent.

#### BEDROOM THREE

3.83m x 4.45m to window (12'6" x 14'7" to window )

Has a window to the front aspect, radiator, ceiling light point and door through to a Jack and Jill family bathroom.



#### JACK AND JILL BATHROOM

2.38m x 4.61m (7'9" x 15'1")

Having Porcelanosa suite comprising of two wash hand basins with toughened glass surface and free standing range of drawers, corner bath with mixer taps and retractable shower attachment, quadrant Systempool steam cubicle with multi jets and mood lighting together with integrated seat, low level twin flush W.C., Mirror glass tiles to floor and walls with fitted shaver point and airing cupboard.

#### BEDROOM FOUR

3.64m to window x 3.26m (11'11" to window x 10'8")

Has a window to the rear aspect, radiator and ceiling light point.

#### OUTSIDE

The gardens to the rear are generously sized, with patio areas and backs onto open countryside.

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band G

#### CURRENT UTILITY SUPPLIERS

Gas

Electric - Ovo

Oil

Water - Mains - South Staffs

Sewage - Mains - South Staffs

Broadband supplier - Kijoma

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior

to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsand-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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