

Postern Road, Tatenhill, Burton-On-
Trent

CURRAN
BIRDS
+ CO



Postern Road, Burton-On-Trent, DE13 9SJ

Offers in excess of £525,000



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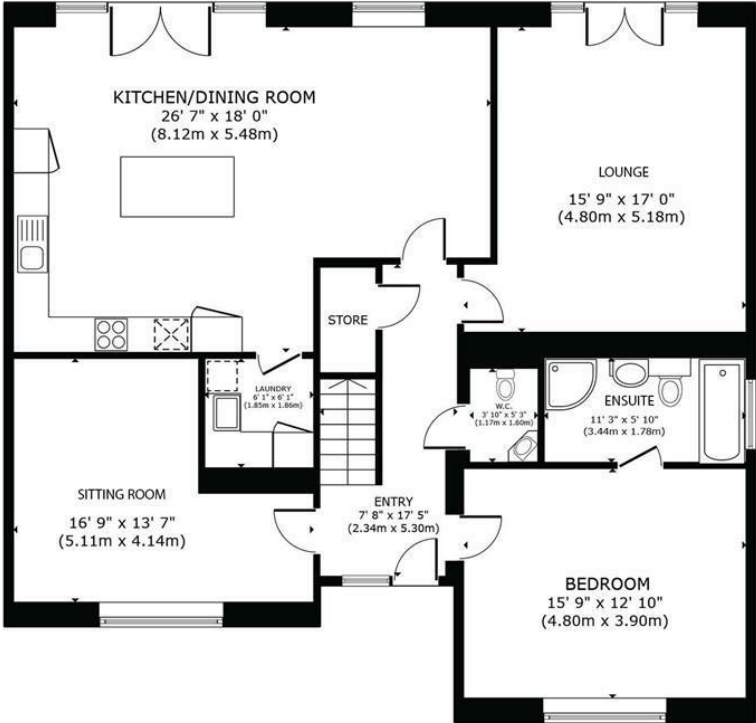


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Floor Plan



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 1,413 sq.ft. (131.3 m²) FLOOR 1 714 sq.ft. (66.4 m²)
 EXCLUDED AREAS : REDUCED HEADROOM 146 sq.ft. (13.5 m²)
 TOTAL : 2,128 sq.ft. (197.7 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





SUPERB NEW BUILD HOME IN PREMIER LOCATION - A stunning new build high specification three/four double bedroom, three en-suite detached home, offering spacious and beautifully appointed accommodation with over 2100 square feet of living accommodation and set within this exclusive development of only four quality detached homes on the highly sought after Postern Road on the edge of Tatenhill.

Built by Glebe Homes to a high specification and offering modern contemporary styling and energy efficient living accommodation, the property is set within this exclusive development of four quality homes. The property also benefits from a 10 year builders guarantee.

The property will have the benefit of energy efficient uPVC double glazed windows and gas central heating. The accommodation will in brief comprises: entrance hallway, spacious lounge with french doors, most spacious and beautifully appointed high specification dining kitchen with dining island, energy efficient integrated appliances and french doors giving access to the rear garden. There is also a separate utility room. The property also offers a ground floor bedroom with contemporary en-suite shower room and a further sitting room/bedroom four.

The first floor landing leads to a most impressive primary bedroom suite with dressing area and contemporary en-suite bathroom. There is also a very spacious bedroom two again with contemporary en-suite shower room.

Outside, the property offers a neat gravelled driveway providing off road parking for around three cars. There are lawned gardens to the front and there is also a delightful enclosed rear garden with paved patio, area laid to lawn and there are views over fields to the side.

- Superb High Quality New Build Home
- Premier Location - Sought after Village
- Entrance Hallway, Contemporary WC & Spacious Lounge
- Three/Four Bedrooms & Three Contemporary En-Suites
- John Taylor Free School Catchment
- Exclusive Development of only 4 High Quality Specification Homes
- Versatile Living Accommodation of over 2100 Square Feet
- Superb Open Plan Living Dining Kitchen & Separate Utility Room
- Driveway, Front & Enclosed Rear Gardens
- Close to Barton Marina & Open Countryside







WELCOME TO TATENHILL

Tatenhill is a highly desirable Staffordshire Village, situated close to Burton-on-Trent and Barton-under-Needwood, the village offers and is surrounded by open Countryside.

LOCALITY & AMENITIES

Postern Road is situated on the edge of Tatenhill. Tatenhill is a delightful village with a historic church, village hall and a traditional village pub, surrounded by rolling Staffordshire countryside where walking, cycling and equestrian pursuits are easily accessible.

Local amenities are available in the nearby village of Barton under Needwood, including a doctors' surgery, pharmacy, and a post office. There are also shops, a village café and pubs. The property is also located just a few minutes drive away from Barton Marina with its delightful range of shops, cafes, restaurants and cinema.

The village is situated just south of Burton upon Trent, where there is easy access to the A38 for travel to Lichfield, Derby and Birmingham. Regional and national rail travel is available from Burton upon Trent, Lichfield and Tamworth, providing direct links to Derby, Birmingham, London, and the International airports of Birmingham and East Midlands are both within a short drive.

Well placed for local schools, with John Taylor High School as well as Infant and Junior schools in Barton Under Needwood and Rangemore Primary School nearby. Denstone College and its preparatory school (Smallwood Manor) and Abbots Bromley School are all within easy travelling distances.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Contemporary WC

Lounge

17'0 x 15'9 maximum into door recess (5.18m x 4.80m maximum into door recess)

Superb Open Plan Dining Kitchen

26'7 x 18'0 maximum (8.10m x 5.49m maximum)

Kitchen Area

Dining Area

Utility Room

6'1 x 6'1 (1.85m x 1.85m)

Bedroom Three

15'9 x 12'10 (4.80m x 3.91m)

Contemporary En-Suite Shower Room

11'3 x 5'10 (3.43m x 1.78m)

Sitting Room/Bedroom Four

16'9 maximum x 13'7 (5.11m maximum x 4.14m)

FIRST FLOOR

Landing

Store

Primary Bedroom

29'11 maximum x 14'7 (9.12m maximum x 4.45m)

Dressing Area

Contemporary En-Suite Shower Room

10'7 x 6'3 (3.23m x 1.91m)

Bedroom Two

19'11 maximum x 15'3 (6.07m maximum x 4.65m)

Contemporary En-Suite Shower Room

7'1 x 7'0 (2.16m x 2.13m)

OUTSIDE

Front Garden & Driveway

The property offers a gravelled driveway providing off road parking for around three cars, there is a maily lawned foregarden, planting beds and block paved pathway access to the front door.

Enclosed Rear Garden

Delightful enclosed rear garden with paved patio area, wall mounted LED lighting, outside power socket, generous lawn and a timber fence panelled boundary and open views to the left hand side over a field.

Council Tax Band

Band D - East Staffordshire Borough Council

GLEBE HOMES - BUILDING QUALITY HOMES

Every Glebe Home must not only meet our strict quality control standards, but also has the advantage of a 10 year warranty. This gives all of our customers the reassurance that every key stage of construction has been subjected to the most stringent check, ensuring our quality craftsmanship meets with the building approval standards.

Glebe Homes have been using their knowledge, and experience, to produce quality developments throughout the East Midlands area. They strive to build homes with style and character that, whilst enhancing the local environment, are in keeping with existing properties in the area.

HOME SPECIFICATIONS

External

Landscaped garden with turfed lawns

High quality double glazed uPVC windows

Composite doors front and back

Chrome door furniture

Outdoor weatherproof socket

Paving to external areas

Exterior LED lighting

Heating & Plumbing

Energy efficient gas fired central heating

Outside water tap

Internal Finish

Floor coverings throughout

Decorated throughout

Polished chrome door furniture and ironmongery

Oak finish internal doors

Bathroom & En-Suite Shower Rooms

Half tile to wet walls with fully tiled shower.

Contemporary white sanitary ware throughout.

Chrome towel rail to bathroom and en-suites.

Contemporary chrome taps and fittings.

Shower to all bathrooms.

Bath in Primary Bedroom En-Suite bathroom.

Electrical

Spotlights to lounge, hallway, kitchen, utility room, bedrooms, bathroom, and en-suite.

Shaver sockets to bathroom and en-suites.

TV points to all rooms.

Intruder and smoke alarms.

BT point.

Chrome sockets to kitchen above worktops.

White sockets and switches to remaining.

Strip LED lights under kitchen wall units.

Energy efficient light fittings.

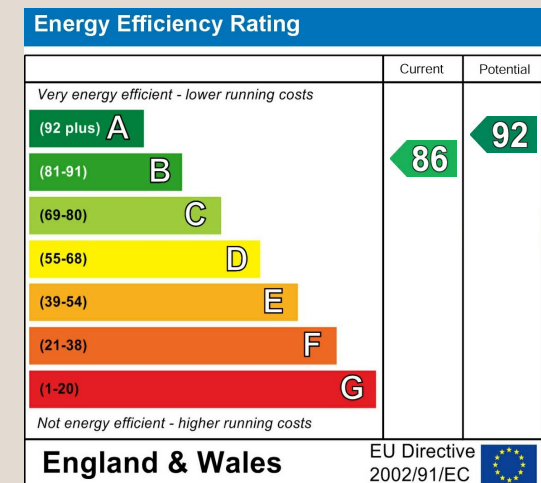
Optional Extras

CCTV camera

Fitted wardrobes to bedrooms.



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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