



New Row, Tatenhill, Burton-on-Trent



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Guide price £280,000



Key Features

- Attractive Cottage Home
- Appealing Location On The Edge Of The Village
- Mature Cottage Style Gardens
- Off Road Parking
- Immediate Vacant Possession
- Good Accommodation With Further Potential
- EPC rating E





A charming cottage property in a very appealing location on the edge of Tatenhill. With the benefit of off road parking to the rear and also potential at the front, the property offers a considerable number of attractive features complemented by a mature and generous garden backing onto open countryside. The vendor has recently upgraded the heating system with a solid fuel burning stove (and an electric "back up" for hot water). In brief the accommodation comprises: - sitting room, dining room, kitchen, a side hallway, bathroom and on the first floor a landing leads to three bedrooms, the second bedroom having an en-suite shower room. The property is offered for sale with no upward chain.

Accommodation In Detail

Entrance door with glazed insert leading to:

Sitting Room 3.3m x 3.6m (10'10" x 11'10")

having exposed beams to ceiling, window to front elevation, one central heating radiator and solid fuel burning stove set into a fireplace with slate hearth and adjacent ornamental alcove and fitted cupboards. (the stove is a recent addition to the property and feeds the central heating and hot water)

Dining Area 2.8m x 2.6m (9'2" x 8'6")

having exposed beams to ceiling, two wall light points, one central heating radiator, wood effect laminate flooring and understairs store area/study area with window to side elevation.

Kitchen 3.3m x 4m (10'10" x 13'1")

having enamel sink with mixer tap set into a worktop with tiled surrounds, base cupboards and drawers, ceramic hob, built-in oven, matching wall mounted cupboards including glass fronted display cabinet, appliance space for washing machine, dishwasher and fridge, wine rack and window to side elevation.

Side Hall

having glazed panelled door to side elevation, staircase rising to first floor and access to bathroom.

Bathroom

having panelled bath with electric shower over, tiled surround, wash basin set into antique style cupboard with storage space under and complementary wood cupboards over, wc, one central heating radiator and window to side elevation.

On The First Floor

Landing

having window to side elevation.

Bedroom One 3.5m x 3.45m (11'6" x 11'4")

having glazed panelled double doors opening out to an ornamental balcony with wrought iron balustrades, window to side elevation and two central heating radiators.

Bedroom Two 3.6m x 3.4m (11'10" x 11'2")

having window to front elevation, one central heating radiator and door to:

En-Suite

having a double width shower cubicle with tiled surrounds, wash basin set into antique style pine unit, wc, ladder style radiator and window to front elevation.

Bedroom Three 2.8m x 2.65m (9'2" x 8'8")

having window to rear elevation, one central heating radiator and airing cupboard housing hot water tank/immersion heater.

Outside

There is an enclosed fore garden/hard standing area together with block paving, there is a covered passageway giving access to the rear where there is a large patio area and two useful out-buildings (potential to be incorporated into the main house), from the patio area there is a grassed garden area together with a large store shed/garage, greenhouse and shed. Beyond the gardens there are open fields. There is also access to the side of the property suitable for providing potential vehicular access.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

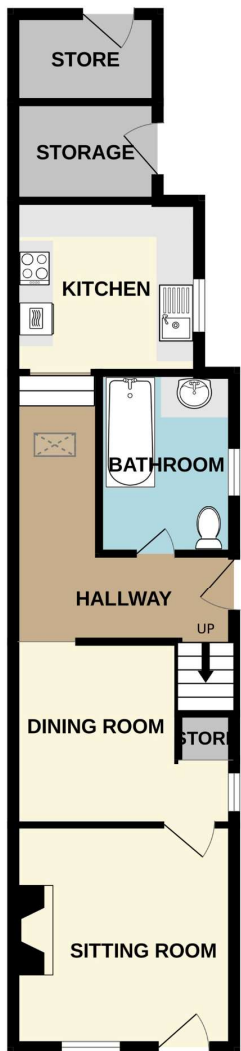
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.





GROUND FLOOR



1ST FLOOR

