

Fletcher & Company

20 Sandyford Avenue, Tatenhill, Burton On Trent,
DE13 9GP

Offers In Excess Of £514,500

Freehold



- Fine, Cameron Built Home
- Popular New Estate
- Highly Convenient Location
- High Specification Throughout
- Spacious & Well proportioned
- Ideal for a Family
- Good Sized Drive, Excellent Parking & Double Garage
- Edge of National Forest
- Viewing Highly Recommended
- No Upward Chain





Summary

This is a superbly positioned, Cameron built, four bedroom, executive detached home in a particularly impressive plot, tucked away at the end of the road. As a result, the property benefits from excellent parking facilities with ample car standing space and a detached double garage. To the rear of the property, is an enclosed south west facing garden featuring lawn, patio and sleeper edged borders.

Internally, the property has a high specification throughout with numerous upgrades and is double glazed and gas central heated. The accommodation comprises entrance hall, fitted guest cloakroom, dual aspect lounge with feature media wall, separate study, stunning open plan living kitchen with lounge/dining area, high specification fitted kitchen with quartz worktops, built-in appliances and utility.

The first floor semi-galleried landing leads to principal bedroom with superbly appointed en-suite shower room, three further good sized bedrooms and a well appointed principal bathroom.

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The Location

The property is located in Tatenhill. Tatenhill is a very popular village with highly convenient access to Burton Upon Trent and the A38. Burton Upon Trent offers a complete range of services including retail parks, restaurants, supermarkets and pubs. Also, within reach is a nature reserve, Branston Water Park, Burton Rugby Football Club, National Forest and Cannock Chase. The property benefits from close proximity to nearby primary schools including Henhurst Ridge Primary Academy and Rykneld Primary as well as John Taylor Secondary.

Accommodation

Entrance Hall

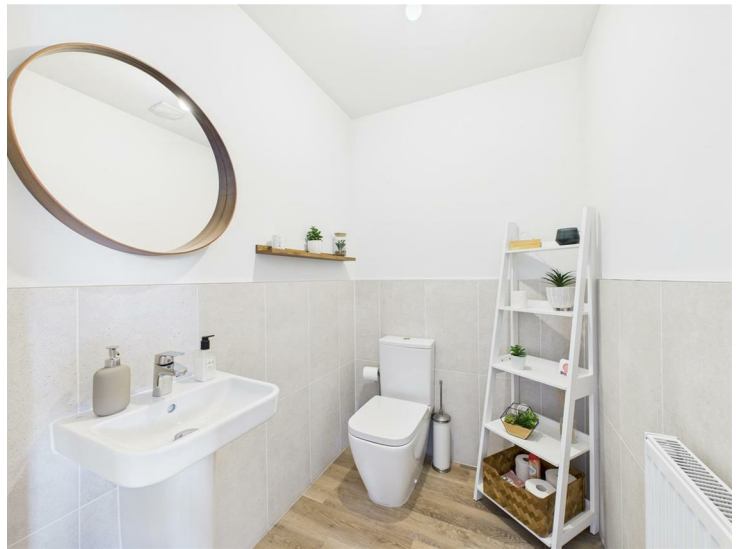
10'11" x 6'8" (3.33 x 2.05)

A panelled, glazed entrance door provides access to a spacious entrance hall with central heating radiator, Karndean flooring and staircase to first floor.

Fitted Guest Cloakroom

5'9" x 4'8" (1.77 x 1.43)

Partly tiled with a contemporary style white suite comprising low flush WC, half pedestal wash handbasin, central heating radiator and Karndean flooring.



Stylish Lounge

18'7" x 10'4" (5.68 x 3.15)

This room is dual aspect with double glazed window to front and double glazed French doors with matching side lights to rear. It features an impressive media wall with recess ideal for flatscreen TV, soundbar, display alcoves and central heating radiator.



Study

10'6" x 5'6" (3.22 x 1.69)

With central heating radiator, useful storage cupboard and dual aspect double glazed windows to side and front.



Stunning Open Plan Living Ktchen

21'1" x 17'0" (6.43 x 5.19)

Comprising lounge/dining area with central heating radiator, continuation of the Karndean flooring, feature double glazed box bay window to side elevation and double glazed French doors with matching side lights to garden.



Kitchen

21'1" x 17'0" (6.43 x 5.19)

This is a quality, high specification fitted kitchen with quartz worktops, inset one and a quarter stainless steel sink unit with mixer tap, shaker style base cupboards and drawers, complementary wall-mounted cupboards, inset induction hob with extractor hood over, built-in Neff double oven and microwave together with fridge freezer, dishwasher, wine fridge and stylish glass door to hallway.



Utility Cupboard

With appliance space suitable for washing machine, plus worktop and storage.

First Floor Accommodation

Featuring a semi-galleried landing with stylish balustrade, central heating radiator, airing cupboard and double glazed window to front.



Principal Bedroom

12'11" x 12'3" (3.94 x 3.75)

With central heating radiator and double glazed window to side.



En-Suite

8'5" x 3'10" (2.58 x 1.18)

Superbly appointed with fully tiled floor and walls, white suite with low flush WC, half pedestal wash handbasin, shower cubicle, chrome towel rail/radiator, shaver point and double glazed window to rear.



Bedroom Two

12'2" x 10'9" (3.72 x 3.28)

With central heating radiator and double glazed window to front and side with impressive views in the distance.



Principal Bathroom

8'5" x 7'0" (2.58 x 2.14)

Also accessible from the landing. Partly wall tiled with a white suite comprising low flush WC, half pedestal wash handbasin, panelled bath, shower cubicle, chrome towel rail/radiator, shaver point and double glazed window to side.



Bedroom Three

11'5" x 9'6" (3.50 x 2.91)

With central heating radiator and double glazed window to rear.



Bedroom Four

11'3" x 8'10" (3.43 x 2.70)

With central heating radiator. Currently being used as a dressing room with extensive range of fitted wardrobes some with mirrored doors and double glazed window to front.



Outside

This property occupies a particularly good plot with no through traffic being located at the end of the road. It sits opposite an open space and benefits from additional lawned area to the side of the property. It has excellent parking facilities by way of a double width driveway and further car standing space in front of the house. It benefits from a detached double garage with lighting and up and over door. A timber gate leads to the rear garden with an extensive and extended patio/terrace ideal for outdoor dining. With outdoor lighting, water tap, power supply, good sized lawn, sleeper edged borders containing plants, shrubs and timber fencing.

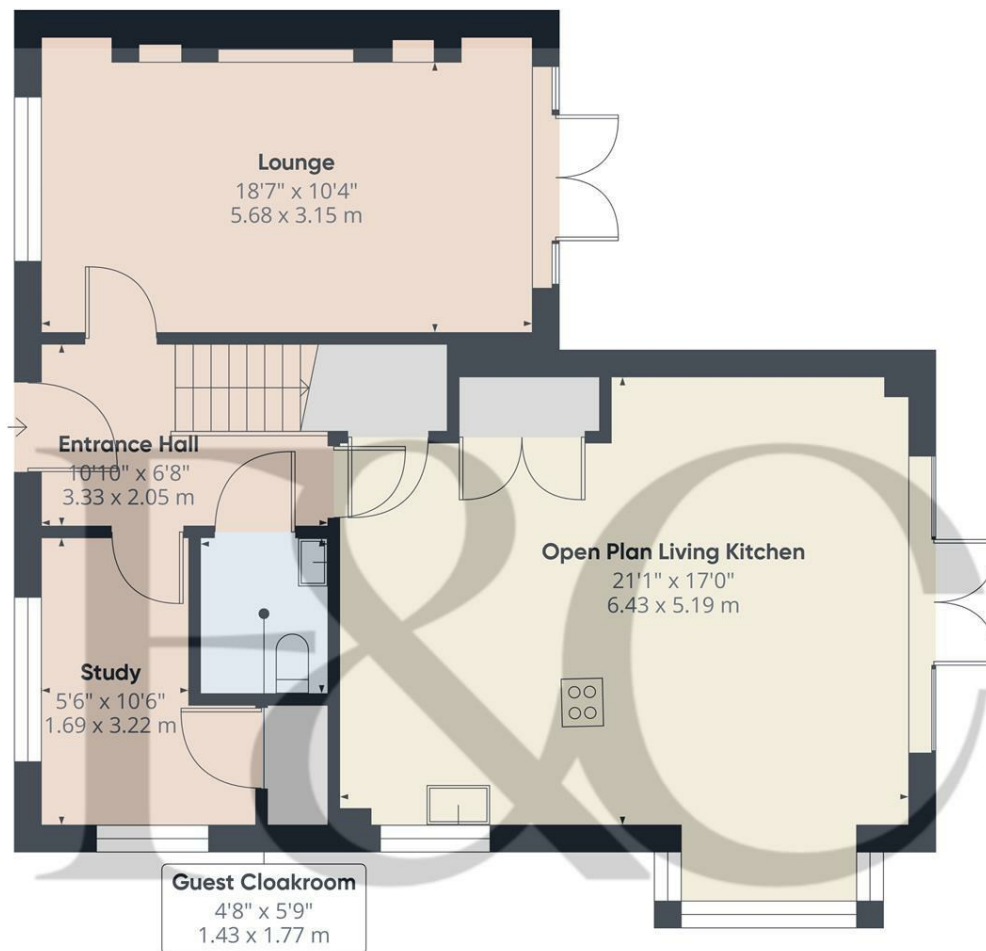


Council Tax Band F



Tenure

There is an estate charge of approximately £300 P/A



Floor 0

Approximate total area^m
789 ft²
73.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area^m
720 ft²
66.9 m²


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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20 Sandyford Avenue
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Council Tax Band: F
Tenure: Freehold

