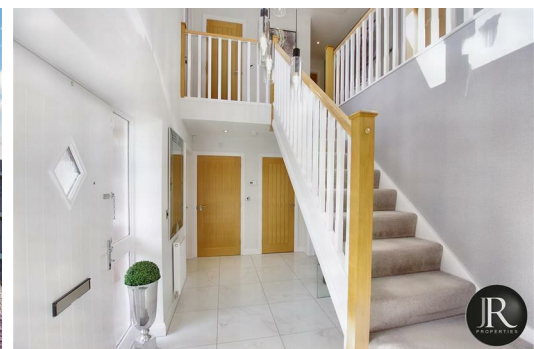


Your local property experts



20 Hayfield Drive, Burton-On-Trent, DE13 9FQ

Guide Price £695,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this stunning executive detached family home. Built by Cameron Homes in 2021 to their Winterbourne design and located on the ever popular Lawnswood development in Tatenhill being close to major commuter links and local amenities. This substantial five bedroom property is positioned at the end of a gated private drive at the foot of Battlestead Hill with open aspect and rural views.

Internally the property has been upgraded to Cameron's Gold standard finish including luxury bathroom suites, Porcelanosa tiled floors, bespoke Hatt kitchen with upgraded appliances, feature recessed lighting and internal oak doors throughout.

The accommodation briefly comprises of: Entrance hallway with galleried oak staircase, lounge with brick built fireplace, dining room/study, guest wc, kitchen/living/dining area with bi-fold doors to garden, utility room with space for appliances, first floor galleried landing, master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and family bathroom. Externally the property has landscaped gardens to front, side and rear. Off road parking for several vehicles, side access and oversized double garage with remote electric up and over door.

Agents Notes: We are obliged by Law to inform prospective purchasers that the seller of this property is a director of JR Properties Ltd.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20)		
England & Wales		EU Directive 2002/91/EC	



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