

Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

John German



John German



Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

Guide Price £425,000

Occupying an enviable position on the highly sought-after Postern Road in the picturesque village of Tatenhill, this beautifully presented three-bedroom detached family home extends to approximately 1,217 sq. ft. and enjoys stunning countryside views to both the front and rear.

John German 

Having been thoughtfully renovated by the current owners, the property combines stylish modern living with exciting potential to extend (subject to the necessary planning consents), all whilst benefiting from its position within the highly regarded John Taylor High School catchment area.

Approached via a private frontage screened by mature hedging, the property benefits from a generous driveway providing off-road parking for at least three vehicles, alongside access to the attached garage.

Stepping inside, an entrance porch leads into a welcoming hallway with underfloor heating and a useful guest cloakroom/WC. The heart of the home is undoubtedly the impressive living and dining room, a wonderfully spacious and versatile room featuring underfloor heating and a beautiful bay window complete with a fitted window seat and bespoke storage, creating the perfect place to relax and enjoy the outlook. A contemporary media wall provides an attractive focal point, whilst ample space remains for both lounge and dining furniture. Opening from the living room is a delightful sunroom/playroom, offering additional reception space ideal for growing families, a children's playroom or peaceful garden room.

The kitchen has been thoughtfully designed with an excellent range of wall and base units, drawers and complementary work surfaces. Integrated features include an eye-level double oven, five-ring gas hob with extractor above and a double sink, whilst a separate utility room provides additional storage and space for further appliances. Completing the ground floor is a lengthy attached garage offering excellent storage, workshop potential or future conversion opportunities, subject to the necessary consents.

To the first floor are two generous double bedrooms, with the principal bedroom mirroring the attractive bay window found in the living room below, allowing natural light to flood the space. The third bedroom is currently utilised as a nursery but would equally make an excellent home office or study for those working remotely. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the rear garden is a fantastic size, predominantly laid to lawn and providing an excellent space for children to play, entertaining family and friends, or simply enjoying the peaceful surroundings. The property's sizeable plot, attached garage and generous rear garden also provide exciting scope to extend above the garage or to the rear, subject to obtaining the necessary planning permissions.

One of the property's standout features is its exceptional setting. Situated on one of Tatenhill's most desirable roads, the home enjoys uninterrupted countryside views to both the front and rear, with regular visits from grazing cows and sheep in the neighbouring fields, creating a truly idyllic rural atmosphere. Despite its peaceful location, Tatenhill offers a welcoming village community with a popular primary school, village hall, public house and excellent access to Burton upon Trent, Branston and the A38, making it ideal for commuters whilst remaining within easy reach of everyday amenities.

Please note:

The EPC was carried out before the renovations. The house has since undergone new insulation, underfloor heating, new boiler and radiators.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas & underfloor heating to living room & hallway

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

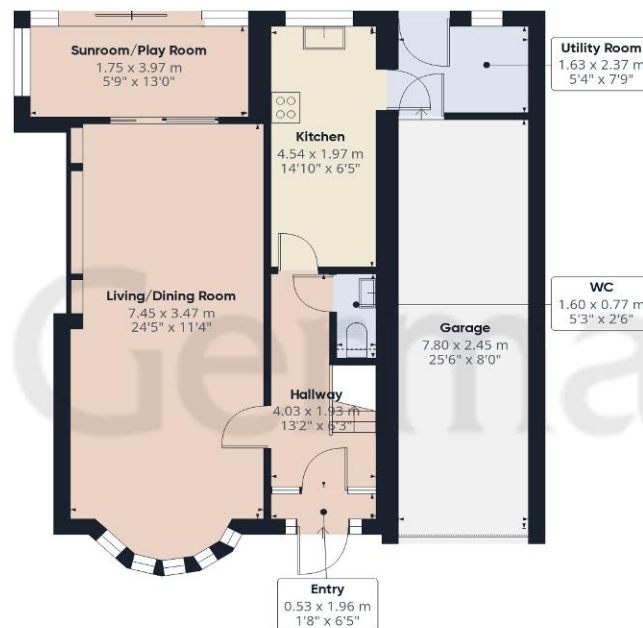
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04082026

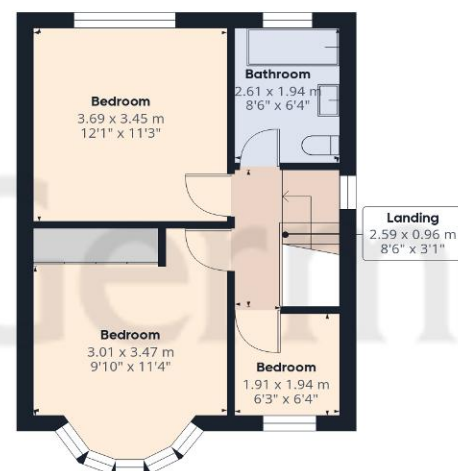
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

112.9 m²

1217 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



