



53 Postern Road, Tatenhill, DE13 9SF



Offered with the benefit of no upward chain is this immaculate detached bungalow, offering generously proportioned interiors, three bedrooms and a stunning open aspect to the rear. Set on a generous and secluded plot having ample parking, garaging and home office/annexe potential, this executive detached bungalow offers accommodation ideal to suit those looking for single storey living, either as a downsizer or a family. The well proportioned interiors comprise a spacious porch and entrance hall, a generous lounge, formal dining room and breakfast kitchen, with a conservatory to the rear enjoying an idyllic outlook over the gardens and countryside beyond. There are three bedrooms serviced by a luxurious family bathroom and modern en suite to the master. To the front, a sweeping driveway provides parking for a number of vehicles as well as access into the single garage via an electric door, with a large workshop ideal as additional parking, or for conversion into a workspace, home office or annexe (subject to relevant permissions). The property is serviced by a private sewage treatment plant, double and triple glazed windows and mains gas central heating.

Postern Road resides part way between the desirable rural villages of Anslow and Tatenhill, being a prestigious address and combining the ideals of easy access to amenities as well as a scenic semi-rural location. The traditional village of Tatenhill is home to a popular local pub, village hall, a bowling green and the Adventure Farm and National Forest Maize Maze, and further amenities including a Post Office, pharmacy, doctors surgery and Holland Sports Club can be found in Barton under Needwood which is just 5 miles away. Accessible within a few minutes' drive, the market town of Burton on Trent is home to a superb range of shopping and leisure facilities including a cinema, shopping centres, cafes, restaurants and a library. The village is conveniently placed for access to the A515, A38 and A50, with a regular public bus route running close by and a train station located in Burton on Trent providing direct links to Derby and Birmingham. The area is also well served by Ofsted rated 'Outstanding' schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with the John Taylor Free School also being within a short drive.



- Executive Detached Bungalow
- Stunning Countryside Views to Rear
- Offered with No Upward Chain
- Desirable & Peaceful Location
- Two Spacious Reception Rooms
- Large Conservatory with Views
- Breakfast Kitchen & Utility
- Porch & Entrance Hall
- Three Bedrooms (Two Doubles)
- Modern En Suite & Family Bathroom
- Single Garage & Ample Parking
- Large Workshop - Annexe/Home office Potential
- Immaculately Tended Gardens
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

Porch 3.26 x 2.25m (approx. 10'8 x 7'4)

The front door opens into this spacious entrance porch, having tiled flooring, a window to the side and vaulted ceilings with skylights. An oak door opens in turn into:

Entrance Hall

Double doors open to a spacious cloakroom cupboard with hanging space, and a second door opens into the **Airing Cupboard**, having a radiator and fitted shelving. The hallway leads to the front of the property and into the bedrooms, with the living area positioned towards the rear

Lounge 6.4 x 4.0m (approx. 21'0 x 13'1)

A stunning reception room having windows to the side and a gas fireplace set to carved mantle. An opening leads into the **Dining Room**, and sliding doors open into:



Conservatory 6.8 x 3.5m (approx. 22'3 x 11'5)
Another generous reception room having tiled flooring, a door opening out to the side and windows overlooking the gardens and views

Dining Room 4.84 x 3.57m (approx. 15'10 x 11'8)
A full height bay with a picture window to the rear overlooks the rear garden and idyllic views beyond, and a door opens into:

Breakfast Kitchen 4.3 x 3.86m (approx. 14'0 x 12'7)

This L shaped kitchen is fitted with a range of full height, wall and base units with complementary worksurfaces over, housing an inset one and a half sink with side drainer and integrated appliances including fridge, freezer, double oven and electric hob. A window faces the front, the kitchen has tiled flooring and there is space for a dining table and



chairs. An archway leads into:

Utility 2.4 x 1.76m (approx. 7'10 x 5'9)

Base units house an inset sink and spaces for a washing machine and dishwasher, and the utility has a door opening out to the rear and a window to the side

EPC in Progress





The hallway leads towards the front of the property where a sun pipe provides natural light, and doors open into:

Master Bedroom 6.15 x 3.57m (approx. 20'2 x 11'8)

A spacious principal bedroom having a bay window to the front aspect and a range of fitted bedroom

furniture including wardrobes, a dressing table and drawers

En Suite 2.51 x 1.64m (approx. 8'2 x 5'4)

Comprising wash basin set to vanity unit, WC and oversized walk in shower, with tiled flooring, tiled walls, an obscured window to the side and a heated towel rail



Bedroom Two 5.3 x 2.73m (approx. 17'4 x 8'11)

Another superb double bedroom having a range of mirrored fitted wardrobes and a bay window to the front

Bedroom Three 3.12 x 2.74m (approx. 10'5 x 8'11)

With a window to the side

Family Bathroom 2.8 x 2.38m (approx. 9'2 x 7'9)

Comprising a modern suite having wash basin set to vanity unit, wall mounted WC and P shaped bathtub with electric shower over, with tiled flooring, electric under floor heating, tiled walls, a heated towel rail and an obscured window to the side







Floor Plan in Progress

Outside

The property is set back from Postern Road beyond a generous frontage, having matured hedges to the front providing privacy. A block paved driveway provides parking for a number of vehicles, and gated access opens to the rear garden

Garage 5.84 x 2.7m (approx. 19'1 x 8'10)
With power, lighting and an electric roller door.
Opening into:

Workshop 7.33 x 4.1m (approx. 24'0 x 13'4)
A versatile space ideal as a workshop/additional garaging or for conversion into a home office, entertaining space or annexe (subject to relevant permissions)

Garden

The beautifully tended garden is laid to a block paved terrace leading onto shaped lawns and an ornamental garden pond, with the borders stocked with a variety of shrubs and trees. There is a greenhouse available by separate negotiation, a useful storage area is set to one corner and a post and rail fence overlooks fields and far-reaching countryside beyond

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