

Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

John German



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£499,950

Set in a lovely non-estate location on a wonderful garden plot, this bungalow offers an impressive home with a quality feel featuring a superb lounge, conservatory, dining room, kitchen, utility, three bedrooms, ensuite, bathroom, beautiful gardens & a large tandem garage ideal for car enthusiasts/workshop.

Postern Road is a wonderful established location on the fringes of Burton-on-Trent with countryside on your doorstep and a pub in The Acorn just a short stroll away. The town centre, the neighbouring village of Barton under Needwood and St Georges Park are all just a short drive away.

The bungalow is deceptively spacious with a quality feel throughout, perfect for those who want a spacious home with generously sized rooms to enjoy. The gardens are beautiful, well established with shaped lawns and borders with a lovely aspect across fields to the rear. To the front is a large expanse of block paved drive with established planting bed.

The front door opens into a light and welcoming glazed porch which in turn leads to the good size hall with doors leading off and excellent storage provided by a double cloaks cupboard, plus additional storage and large airing cupboard.

The bungalow features a well designed layout with the living space to the rear, perfect for taking in garden views. The lounge is a very spacious room with a fireplace and patio doors opening into an equally impressive conservatory, which has a door out to the garden. The dining room is a light, bright room, with plenty of space for a dining table and an alcove with a large picture window currently with two armchairs.

The dining room adjoins a spacious 'L' shape breakfast kitchen which is well appointed with a range of units and a fitted breakfast table. There is a window framing views to front and door to a useful utility room with additional appliance and a door to the garden.

There are three bedrooms, the master is generously sized with fitted bedroom furniture adding plenty of storage, and a lovely ensuite shower room. Bedroom two is a generous double with mirrored wardrobes and bedroom three is currently used as a large home office.

The fully tiled family bathroom is stylish with a modern three piece suite and fitted vanity units.

The garage has been extended to offer a tandem style double, wider at the rear and perfect for car and motorbike enthusiasts with workshop space. This could alternatively be converted into a garden room, games room/gymnasium or home office, subject to planning consents.

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

Property construction: Standard

Parking: Drive & double tandem garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Water treatment plant (septic tank)

Heating: Gas

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

Agents notes: There is no mains drainage connected.

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

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 E

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

Our Ref: JGA/24062026

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.

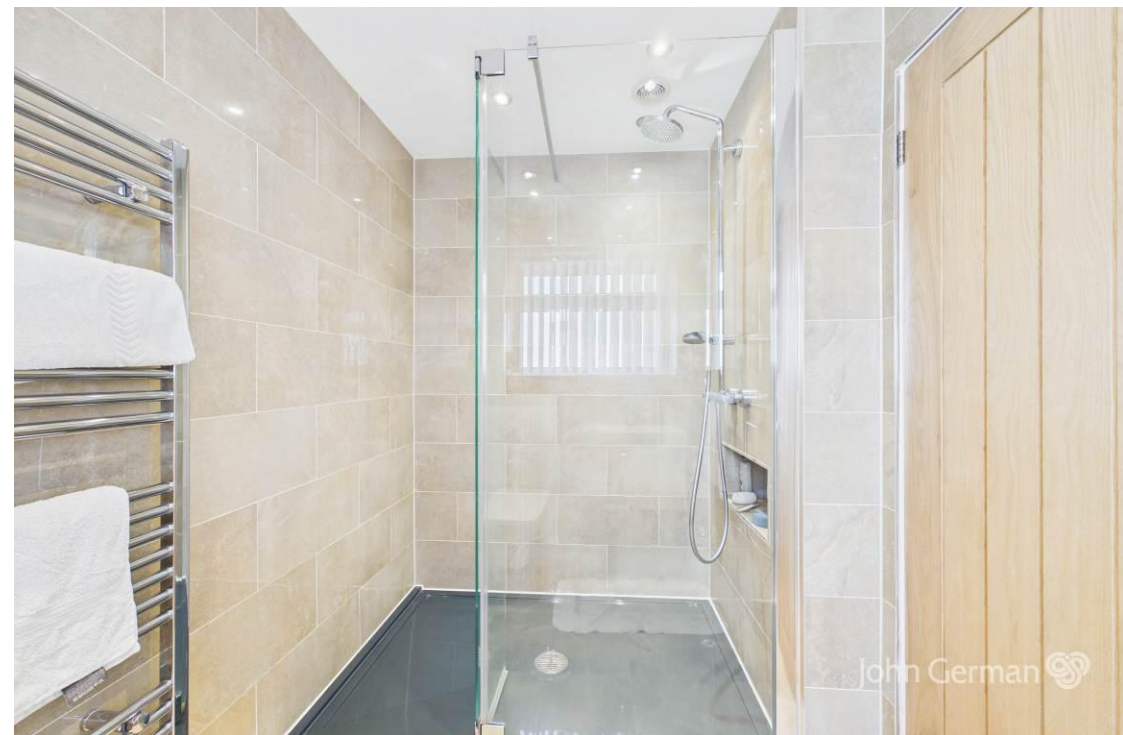
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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 Building 1

Approximate total area⁽¹⁾

202.8 m²

2185 ft²

Ground Floor Building 2

(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.

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		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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