

Larches Avenue

Tatenhill, Burton-on-Trent, DE13 9GQ

John German



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£320,000

An immaculately presented three-bedroom detached family home, occupying a desirable corner position on the ever-popular Larches Avenue, Tatenhill, Burton-on-Trent.



Finished to an exceptional show-home standard throughout and benefiting from the remainder of the NHBC warranty, this superb property offers stylish, spacious and versatile accommodation ideal for modern family living. Upon entering, you are welcomed by a bright entrance hallway with downstairs WC and wash hand basin. To the right is the generously sized living room, featuring three windows that flood the space with natural light and provide ample room for comfortable family furniture.

To the left of the hallway is the stunning open-plan kitchen diner, fitted with an excellent range of wall and base units, drawers, complementary work surfaces, a double sink, integrated dishwasher, integrated fridge freezer, gas hob and extractor fan. High-quality tiled flooring runs seamlessly through the kitchen, hallway and utility room, enhancing the home's stylish finish.

Leading off the kitchen is a practical utility room, fitted with matching units and worktops, an additional sink, space for both a washing machine and tumble dryer, and housing the boiler. There is also a convenient external door providing easy access to the driveway. A useful understairs storage cupboard is accessed from the utility room, ideal for household essentials.

The dining area offers an excellent open space for a family dining table and chairs, with patio doors opening directly onto the beautifully landscaped rear garden, creating a perfect setting for entertaining and indoor-outdoor living.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is a spacious double with room for a full range of bedroom furniture and benefits from a stylish en-suite shower room comprising a double shower cubicle, WC and wash hand basin.

The second bedroom is another excellent double room and particularly benefits from the property's corner plot position, enjoying dual-aspect windows that provide an abundance of natural light.

The third bedroom is a versatile space, ideal as a single bedroom, nursery, home office, study or hobby room.

Completing the first floor is the family bathroom, fitted with a bath with shower over, WC and wash hand basin. The landing itself is spacious and also benefits from a useful linen/storage cupboard.

Externally, the property continues to impress with a beautifully landscaped rear garden, thoughtfully designed with two patio seating areas, an artificial lawn for low-maintenance living, and raised brick planting borders filled with mature shrubs and plants.

A standout feature of this home is the secure summer house, offering excellent versatility and potential for use as a home office, bar, games room, playroom or studio space.

The property also benefits from a private driveway.

Ideally situated in the highly sought-after village of Tatenhill, the property enjoys excellent access to local amenities, transport links and scenic countryside walks. Most notably, it is within walking distance of John Taylor Free School, making it an excellent choice for families.

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

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

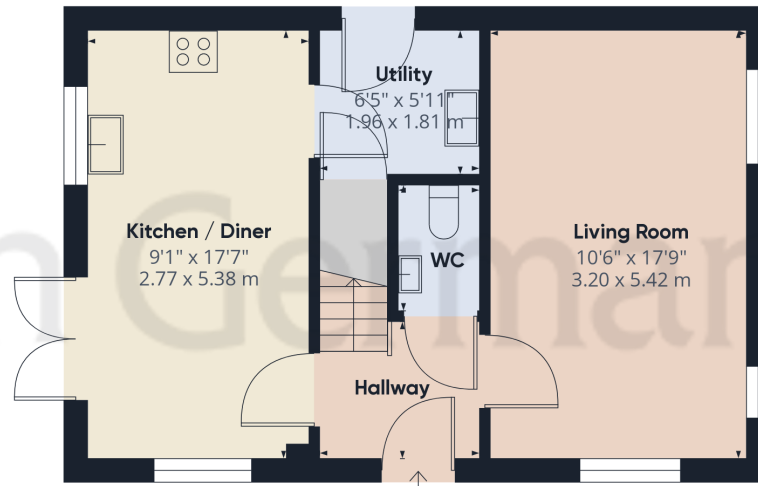
Our Ref: JGA07042026

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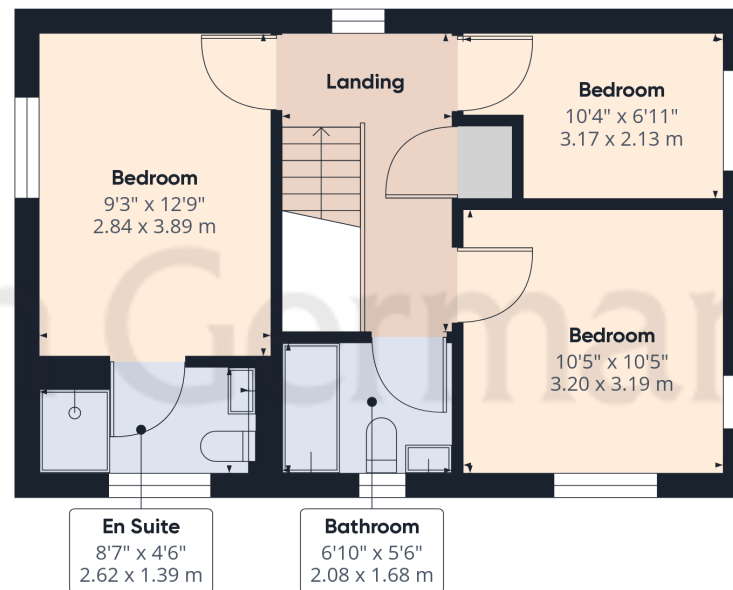
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

908.15 ft²

84.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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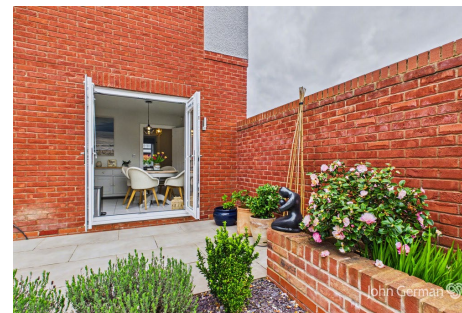
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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