

Copperfield Mews

Tatenhill, Burton-on-Trent, DE13 9FT

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£899,500

This exceptional home stands on a wonderful 0.28 acre garden plot with a superbly designed layout of 2977sq .ft. including a double garage with fantastic views & a countryside feel. With two receptions rooms & an amazing open plan kitchen/dining/living room, 5 bedrooms, two ensuites & a family bathroom.

Welcome to this stunning modern home set on a exclusive small development of six properties in edge of village/countryside surroundings. Cedars Trees enjoys a fabulous position on a 0.28 acre garden plot with wonderful views. The layout is well designed featuring 2977 ft2 of flowing accommodation including five bedrooms, two ensuites, family bathroom, two reception rooms, an amazing kitchen/diner and double garage. The ground floor also has the benefit of underfloor heating.

Situated on the edge of Tatenhill with countryside walks and semi rural surroundings, this home offers a superb blend of village lifestyle just a short distance from shops and amenities. John Taylor Free school is in walking distance and Tatenhill is also well placed for Barton under Needwood and the John Taylor Academy.

The front door opens into an impressive hall with a feature staircase & aspect to a galleried landing with doors leading off.

To the right is a light and generously sized lounge with a dual aspect, two large picture windows frame garden views and an arch window with views to front. Across the hall is a useful home office/study, there is a guest WC off the hall and a useful utility room with doors to drive, fitted units and appliance space and an internal door to the double garage.

The highlight of the house is an amazing open plan kitchen/dining/living room with gardens views. An exceptionally spacious room with along a contemporary log burner adding a cosy feel. There is lovely well-appointed kitchen perfect for a large family and entertaining. Fitted with a range of units with an integrated hob, twin ovens, warming draw, dishwasher, fridge/freezer and a wine cooler. There is space to relax in the living area & room for a large dining table with French doors to gardens.

The landing has a particularly spacious feeling with doors leading off to five bedrooms. The master suite features a dressing room, well appointed ensuite and a large bedroom with skylight and window framing views across the gardens and beyond. Bedroom two is also an impressive and spacious bedroom with its own ensuite shower room, bedrooms three, four and five are all doubles with the use of a stunning family bathroom with a bath and separate shower.

The property also has the advantage of a double width garage with twin up and over doors, gravelled driveway and a car charging point.

The rear gardens offer wonderful outdoor spaces with a large lawned area, borders, a lovely aspect over neighbouring woodland and views beyond.

Agents notes: The property has LPG central heating, the ground floor with underfloor heating. The access is shared for the six dwellings and the property is situated in Tatenhill's conservation area.

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: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG central heating

(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 G

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

Our Ref: JGA230322026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2977 ft²

276.4 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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