



37 Postern Road, Tatenhill, DE13 9SJ



Offered with no upward chain is this attractive 1930s detached home, enjoying dual aspect open views, three bedrooms and excellent scope to extend or remodel as desired. Presenting an attractive traditional exterior, the property has been maintained to a superb standard throughout and resides within a generous garden plot overlooking far-reaching views to both the front and rear.

To the ground floor is an arched entrance door into the porch and reception hall, with two reception rooms, a fitted kitchen, conservatory and cloakroom/utility space to the ground floor. To the first floor there are three bedrooms (two doubles) and a modern family bathroom. The property enjoys a generous frontage with ample parking to a tarmac driveway and a covered car port, as well as having mature foliage and well tended lawns. An immaculately tended garden extends to the rear aspect, offering plenty of potential to extend to the side and rear aspect (subject to relevant permissions). The property is serviced by mains gas central heating and double glazed windows.

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 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 location 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.

- Traditional 1930s Detached Home
- Dual Aspect Open Views
- Generous Plot & Outstanding Potential
- Two Reception Rooms
- Kitchen & Conservatory
- Porch, Reception Hall & Utility/WC
- Three Bedrooms (Two Doubles)
- Modern Family Bathroom
- Established Gardens overlooking Idyllic Rural Views
- Generous Frontage with Ample Parking
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

A traditional arched entrance door opens into the **Porch**, having original quarry tiled flooring and a character door opening into:

Reception Hall 4.44 x 2.14m (approx. 14'6 x 7'0)
A spacious hallway having a window to the side, stairs rising to the first floor and doors opening into:

Sitting Room 4.9 x 3.7m (approx. 16'0 x 12'1)
A bay window faces the front aspect and a gas living flame fire is set to tiled hearth with a brickwork surround

Dining Room 3.7 x 3.48m (approx. 12'1 x 11'5)
Another good sized reception room having a gas fireplace set to marble hearth and inlay. Sliding doors open into the **Conservatory** and an archway leads into:

Kitchen 2.4 x 2.11m (approx. 7'10 x 6'10)
A functional space having a range of wall and base units housing an inset Bristan sink with side drainer and integrated appliances including Bosch dishwasher, fridge and a Neff oven with electric







hob over. Windows face the side and rear aspects and the kitchen has quarry tiled flooring

Conservatory 3.66 x 3.3m (approx. 11'11 x 10'10)
A versatile reception room having double doors opening out to the rear and windows overlooking the rear garden and views beyond. A door opens into:

Utility/Cloakroom 1.77 x 1.58m (approx. 5'9 x 5'2)
With spaces for a wash machine and tumble dryer, fitted wash basin and WC

Stairs rise to the **First Floor Landing**, where there is a window to the side and access to the loft. Doors open into:



Master Bedroom 4.85 x 3.7m (approx. 15'11 x 12'2)
A spacious principal bedroom having a bay window to the front

Bedroom Two 3.7 x 3.5m (approx. 12'1 x 11'5)
Another double room having a window to the rear overlooking far reaching views

Bedroom Three 2.2 x 2.13m (approx. 7'2 x 6'11)
With a window to the front

Family Bathroom 2.17 x 2.11m (approx. 7'1 x 6'11)
Comprising a modern white suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled walls, a heated towel rail, an obscured window to the rear and fitted shelved storage







Outside

The property is set back from Postern Road beyond a generous frontage laid to well tended gardens and a tarmac driveway with ample parking and a turning space. The driveway extends to the side of the property where there is a **Car Port** and access into the garden

Established Rear Garden

Extending to a superb size, the immaculately tended garden is laid to rear aspect, with a hedged boundary highlighting open views beyond. Included in the sale are a **Greenhouse**, a **Garden Shed** and a further **Garden Store** to the rear of the car port, having power, lighting and space for a freezer. there is exterior lighting and a water point and the garden offers excellent potential to extend the property (subject to relevant permissions) without encroaching on the generous plot size

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