

# Sanderson Close

Tatenhill, Burton-on-Trent, DE13 9FR

John  
German





A modern living room with grey walls and white ceiling. Two large blue cylindrical pendant lights hang from the ceiling. The room features two blue sofas with patterned and solid-colored cushions. A gold-colored mirror is mounted on the wall. Large windows with white frames and light-colored curtains provide natural light. A gold-colored side table with a lamp is visible. A glass display cabinet is on the right side of the room.

# Sanderson Close

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Guide Price £465,000

Occupying an enviable corner plot on the sought-after Sanderson Close in the desirable village of Tatenhill, this beautifully presented four double bedroom detached family home offers approximately 1,601 sq. ft. of stylish, modern accommodation.

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Built in 2021 and benefiting from the remainder of its NHBC warranty, this move-in ready property has been thoughtfully designed to suit modern family living, with spacious rooms, high-quality finishes and a fantastic layout throughout.

Stepping inside, you are welcomed by a generous entrance hallway, creating an excellent first impression and providing access to the ground floor accommodation. Positioned to the front of the home is a versatile family room, currently utilised as a playroom but equally suited as a home office, snug or second sitting room. Adjacent is a useful storage cupboard, ideal for coats, shoes and everyday essentials.

To the opposite side of the hallway is the impressive open-plan kitchen/diner, undoubtedly the heart of the home. Fitted with an attractive range of contemporary shaker-style wall and base units, the kitchen boasts integrated appliances including a fridge/freezer, dishwasher, eye-level double oven, microwave, induction hob and extractor fan. Ample worktop space incorporates a practical breakfast bar, while the dining area comfortably accommodates a family dining table, making it an ideal space for both everyday living and entertaining.

Leading from the kitchen is a separate utility room, complete with additional storage, a sink and space for both a washing machine and tumble dryer, with convenient external access.

Completing the ground floor is a modern cloakroom comprising a WC and hand wash basin, along with the spacious living room positioned to the rear of the property. Enjoying dual aspect windows and French doors opening directly onto the rear garden, this light-filled reception room provides the perfect place to relax whilst seamlessly connecting indoor and outdoor living.

To the first floor, the property continues to impress with four genuinely well-proportioned double bedrooms, three of which benefit from fitted wardrobes with sliding doors. The principal bedroom further benefits from stylish en-suite shower room, complete with a fully tiled shower cubicle, WC and hand wash basin for easy maintenance.

The remaining bedrooms are served by a contemporary family bathroom, fitted with both a bath and separate shower cubicle, alongside a WC and hand wash basin, all complemented by modern full-height tiling.

Externally, the property occupies a generous corner plot with attractive green spaces to the front and side, enhancing its kerb appeal. To the rear, the landscaped garden begins with an extended, curved patio, providing the perfect space for outdoor dining and summer entertaining, while the remainder is laid to lawn and bordered by mature shrubs, creating a private and attractive setting.

A detached garage with power and lighting, together with a double-width driveway, provides excellent off-road parking and additional storage.

Situated within the highly desirable village of Tatenhill, residents enjoy a range of local amenities including a village shop, public house and picturesque countryside walks, whilst Burton upon Trent and the A38 are only a short drive away, offering excellent commuter links to Derby, Lichfield and Birmingham. Families are particularly well catered for, with the property falling within the catchment for the highly regarded John Taylor High School, alongside a selection of excellent local primary schools.

Offering contemporary living in a prime village location, this exceptional home is ready for its next family to move straight in and enjoy.

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

**Please note:** There is a communal charge of £420.94 per annum.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13072026

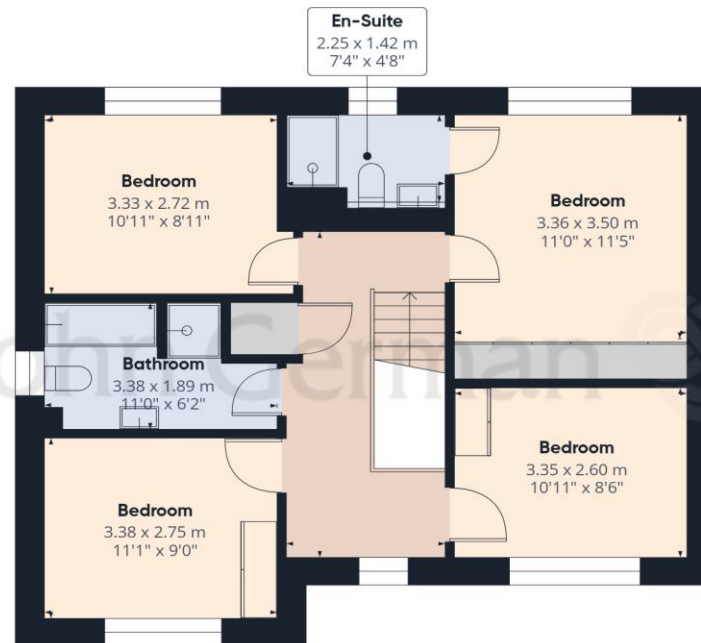
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

148.6 m<sup>2</sup>

1601 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>

17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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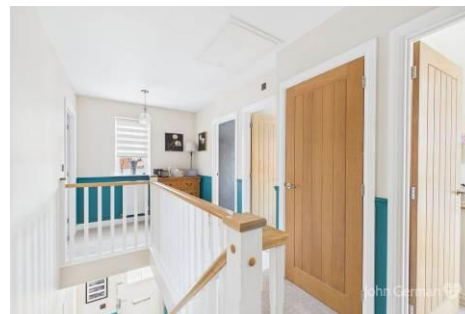
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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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