35 Postern Road, Tatenhill, DE13 9SJ

PH RESIDENTIAL

Residing within a secluded and immaculate gated plot is this traditional 1920s detached home, benefitting from generously extended interiors, three excellent double bedrooms and an enviable setting overlooking far reaching rural views. Having been remodelled to create an open plan living space and a larger third bedroom, this immaculately presented home offers further potential to extend to the rear and over the existing ground floor, to create a fourth bedroom or second bathroom. A five-bar gate opens into the expansive tarmac driveway, leading in turn to the single garage. The traditional arched entrance door opens into a porch with original Minton tiles, leading in turn to the central reception hall and on into two well proportioned reception rooms. The open plan kitchen has a breakfast bar as well as a living area overlooking pleasant garden views, and a utility/rear hall and cloakroom are also set to the ground floor. The first floor landing opens into three generously proportioned double bedrooms having use of the modern family bathroom. A window from the landing provides ideal potential to extend over the utility and cloakroom to create a fourth bedroom, and all three bedrooms enjoy pleasant views both over Postern Road and over open countryside to the rear. The rear garden extends to a superb size, being immaculately tended and having a summer house included in the sale. The property is serviced by mains gas central heating (2024 boiler) 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 popular local 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 village 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 Detached Family Home
- Stunning Open Views to Rear
- Generously Extended & Further Potential
- Two Spacious Reception Rooms
- Open Plan Kitchen with Family Room
- Utility/Rear Hall & Cloakroom
- Traditional Porch & Reception Hall
- Three Excellent Double Bedrooms
- Modern Family Bathroom
- Established Gardens overlooking Idyllic Views
- Ample Parking & Single Garage
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

An arched entrance door opens into the **Porch**, having original tiled flooring and a feature stained glass entrance door opens into:

Reception Hall 4.1 x 2.4m (approx. 13'4 x 7'10)
A spacious welcome to this characterful home, having impressive tall ceilings, stairs rising to the first floor with storage beneath and doors opening into:

Dining Room 3.97 x 3.68m (approx. 13'0 x 12'1)
With exposed floorboards and an opening into the **Family Room** of the **Open Plan Kitchen**. Opening into:

Sitting Room 4.7 x 3.97m (approx. 15'5 x 13'0)
A beautifully presented reception room having a bay window to the front, exposed floor boards and a gas fireplace set to an elegant marble surround

Breakfast Kitchen & Family Room 6.56 x 5.54, 2.54m (approx. 21'6 x 18'2, 8'3)
This extended L shaped space extends across the rear of the property, having pleasant garden views from French doors and a rear facing window. The Kitchen comprises a range of shaker style wall and base units with granite work surfaces over, housing an inset sink ad integrated appliances including dishwasher, fridge freezer, AEG microwave, oven, oven/grill and a gas hob. There is a further window to the side, the worktops extend to one side to create a breakfast bar, and doors open back through to the **Reception Hall** and:

Utility/Rear Hall 2.33 x 1.63m (approx. 7'7 x 5'4)
With tiled flooring, a window to the side and a door opening to the side aspect. There is space for a washer/dryer, and a door opens into:

Cloakroom 1.93 x 1.51m (approx. 6'3 x 4'11)
Having pedestal wash basin, WC, a window to the rear and a double width cloaks cupboard

Stairs rise to the good sized first floor **Landing**, having access to the loft and doors into the bedrooms and bathroom. There is a window to the side, and the layout offers potential to add a fourth bedroom above the existing ground floor extension

Master Bedroom 4.63 x 3.96m (approx. 15'2 x 12'11)
A spacious double room having a bay window to the front aspect

Bedroom Two 3.95 x 3.71m (approx. 12'11 x 12'1)
Another generous double room having two double wardrobes and a window to the rear overlooking idyllic open views

Bedroom Three 5.47 x 3.36m (approx. 17'11 x 11'0) – max
A third double room having twin windows to the front aspect and a further window to the rear enjoying rural views. A door opens to the **Airing Cupboard** which houses the hot water cylinder

Family Bathroom 2.36 x 2.2m (approx. 7'8 x 7'2)
A modern shite suite comprises wash basin set to vanity unit, WC, bathtub and separate cubicle with Aqualisa power shower, with tiled walls, a heated towel rail and an obscured window to the rear

Floor Area: 1,496 ft² 139 m²

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Outside
The property is set back from the lane beyond a generous frontage, with a five-bar gate opening into the expansive tarmac driveway. There is parking and turning space for a number of vehicles, mature trees and foliage provide privacy, and there is lighting and exterior power to the front aspect

Single Garage 4.36 x 2.83m (approx. 14'3 x 9'3)
With manual double entrance doors, power and lighting. A door opens to the rear leading to the garden

Outside
Extending to the rear is a beautifully tended garden, laid to a block paved terrace, manicured lawns and neatly stocked borders. The **Summer House** is included in the sale, and the garden offers a sunny and secluded space to enjoy the peaceful location and stunning rural outlook. There is exterior lighting and a water point to the rear of the property

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Ph SW 26.03.2026