

Larches Avenue

Tatenhill, Burton-on-Trent, DE13 9GQ

John German



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Offers in region of £315,000



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

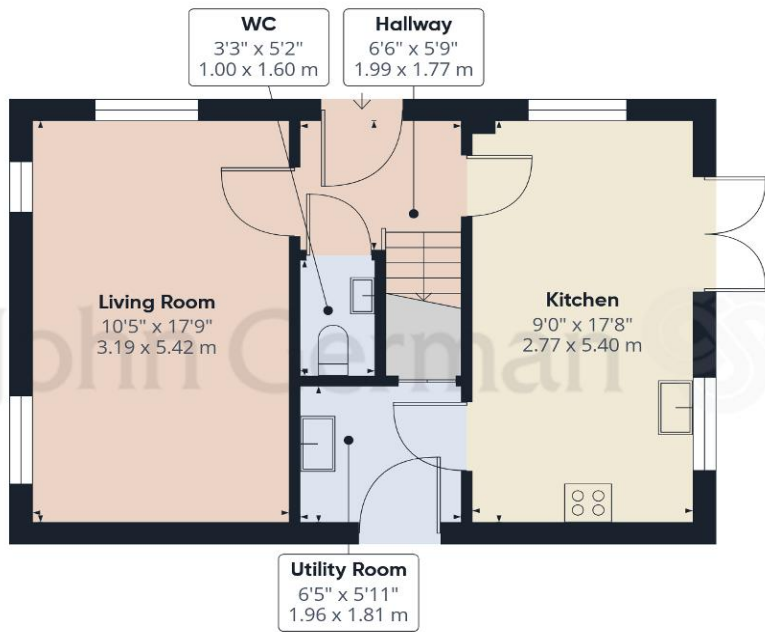
Our Ref: JGA07042026

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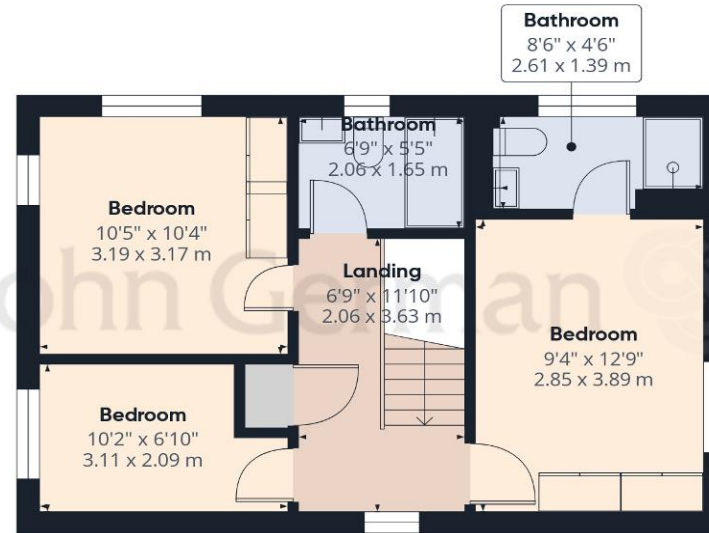
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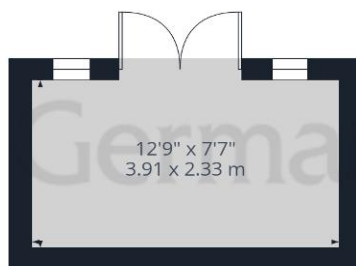




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

997 ft²

92.5 m²

(1) Excluding balconies and terraces

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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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		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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