







**\*\*360 VIRTUAL VIEWING\*\*** This exceptional detached property, located in the desirable village of Tatenhill, offers a fantastic living experience. Set within a 0.42-acre plot, the home boasts four bedrooms, two garages, solar panels and is finished to a high specification throughout. The spacious interior features an inviting entrance hall, a stylish kitchen diner, a cozy living room with an open fire, and a master bedroom with an en-suite shower room. Outside, the property impresses with a block-paved driveway, a large rear garden with a delightful patio and stunning views of open fields. Don't miss the chance to own this exquisite home.





The picturesque village of Tatenhill is nestled amidst stunning Midlands countryside, offering a peaceful and scenic setting. Its prime location provides easy access to major roads such as the M1, M6, M6 Toll, M42, and A50, ensuring excellent communication links with the Midlands and beyond. Commuting to London is convenient, with Lichfield Trent Valley station on the West Coast Main Line just a 15-minute drive away. The nearby towns of Derby, Nottingham, and Leicester offer further amenities and attractions.

Sports enthusiasts will appreciate the excellent sporting facilities in nearby Burton on Trent, including gyms, a rugby club, golf and country clubs, football clubs, rowing clubs, and cycling clubs. Furthermore, the area is renowned for equestrian interests, with several livery yards in the vicinity, including the notable Eland Lodge. Tatenhill Airport, located adjacent to St George's Park, is a private airfield frequently used by the East Midlands Air Ambulance. The region also offers a range of accommodation options, including Lock House Bed & Breakfast and hotels near Tatenhill Aviation Limited, where guests can enjoy the surrounding attractions and amenities.

#### Entrance Hall

The entrance hall features a central heating radiator, with double glazed windows on either side of the composite door. It also includes convenient under stairs storage, stairs that lead to the first floor, and doors that open to:

#### Downstairs Shower Room

The downstairs shower room is equipped with a three-piece suite, consisting of a low-level WC, a wash hand basin with a mixer tap and vanity unit below, tiled walls, a shower cubicle with an electric shower over, and a double glazed UPVC window with opaque glass.

#### Bedroom Four / Snug



This room offers a central heating radiator, coving on the ceiling, and a double glazed UPVC window at the front elevation.

#### Living Room

The living room features a central heating radiator, an open fire with a basket, double glazed French doors that open onto the patio, a double glazed window on the side elevation, and double doors that lead to the kitchen diner.

#### Kitchen Diner

The kitchen diner showcases a selection of matching wall and











base units, a single bowl sink with a mixer tap and drainer, integrated dishwasher and fridge, an induction hob, an electric oven and grill, a straight edge preparation work surface, under counter drawers, double glazed windows on the side elevation, double glazed French doors leading out onto the patio area, a central heating radiator, a double glazed UPVC side door that leads to the side of the property, and a door that leads to the integral garage.

#### First Floor Landing

The first floor landing provides access to various rooms through separate doors.

#### Master Bedroom

This room offers a central heating radiator, a double glazed window at the front elevation, and a door that leads to the en-suite shower room.

#### En-suite Shower Room

The en-suite shower room features a three-piece suite, including a low-level WC, a double shower cubicle with a glass sliding door, a pedestal wash hand basin with a mixer tap and tiled splash back, and a double glazed window with opaque glass on the side elevation.

#### Bedroom Two

Bedroom two includes two central heating radiators, a double glazed window at the rear elevation, and a double glazed window on the side elevation.

#### Bedroom Three

Bedroom three features a central heating radiator and a double glazed window on the side elevation.

#### Family Bathroom

The family bathroom comprises a three-piece suite, consisting of a low-level WC, a wash hand basin with a mixer tap and vanity unit below, a "p" shaped bath with a gravity shower over, a mixer tap and shower screen, tiled splash backs, a central heating radiator, a storage cupboard, and a

double glazed UPVC window on the side elevation with opaque glass.

#### Outside

The front elevation of the property presents a spacious block-paved driveway with an adjacent lawn area and a variety of shrubs and plants. The driveway leads to the integral garage, which houses the central heating boiler as well as a utility space. The driveway extends to the side of the property, which provides access to the main entrance & further detached garage, along with a pedestrian gate that leads to the rear garden. The rear garden is a stunning oasis, featuring a large block-paved patio that seamlessly transitions into a decked seating area. Beyond the patio lies a sizeable "L"-shaped lawn garden that overlooks open fields, offering wonderful open views and uplifting aspects. There is also a greenhouse, garden sheds, orchards, and wildlife ponds for added charm and tranquility.

#### Services

Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. We understand the property has oil central heating, there is gas available in Tatenhill but this can be applied for via the relevant gas company. The property has a new water treatment plant, emptied once a year at a cost of £125. Mains drainage is available in the village by application to Severn Trent.

Note: The property benefits from solar panels which are owned outright and enjoy a quarterly income, the latest payment is available to view upon request.



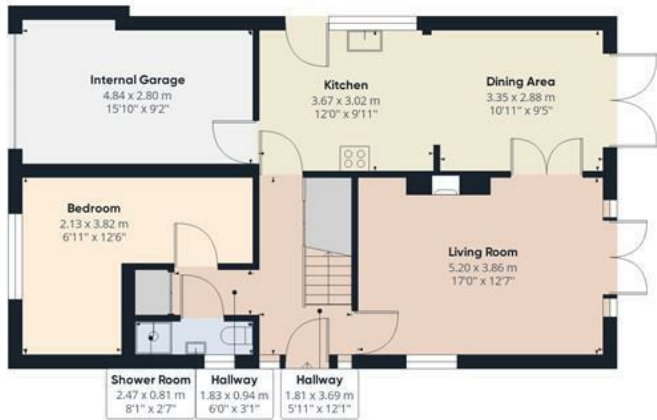












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

140.61 m<sup>2</sup>

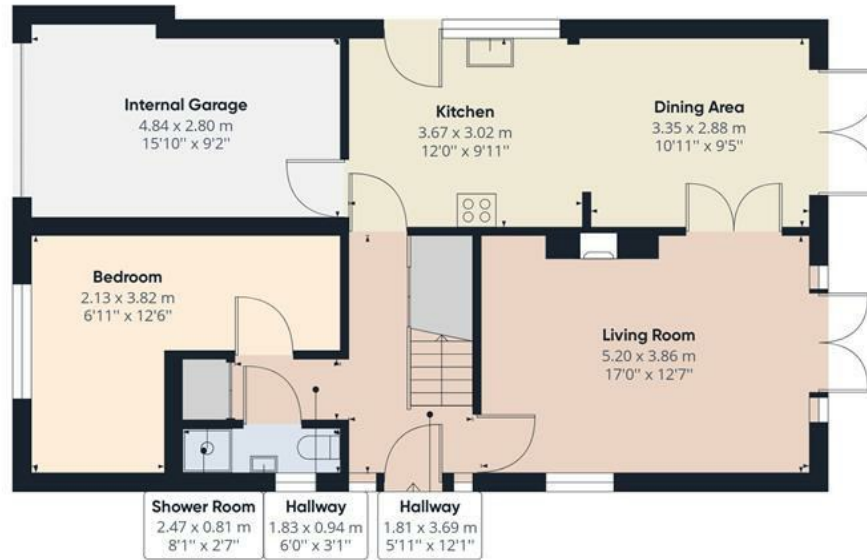
1513.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0 Building 1



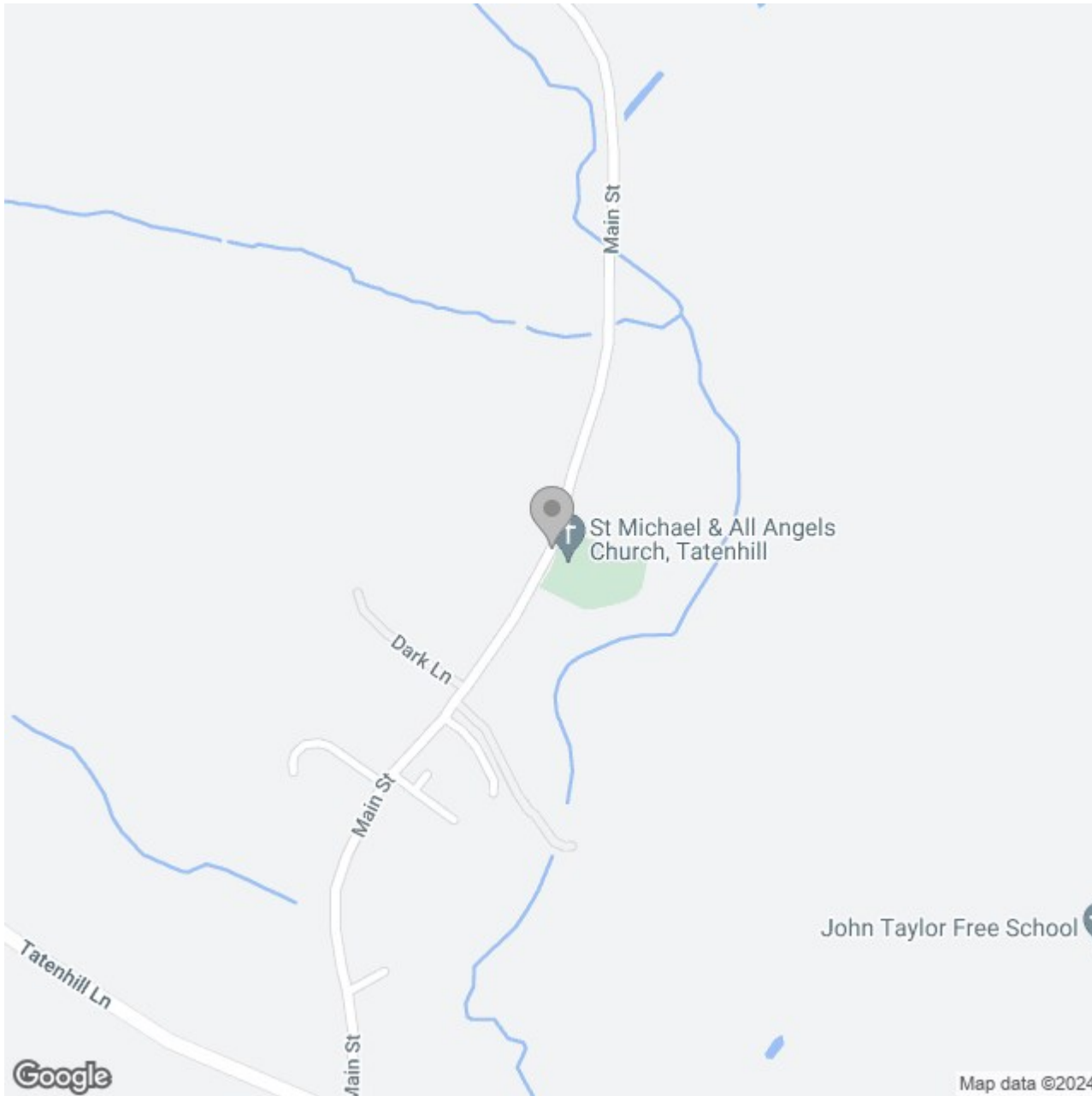
Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
125.90 m<sup>2</sup>  
1355.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	