





***OPEN DAY, SATURDAY 6TH JULY -
10AM - 2PM, NO APPOINTMENT
NECESSARY ***

****360 VIRTUAL TOUR** OFFERED WITH
NO UPWARD CHAIN **** A superb four
bedroom detached family home,
situated within the desirable village of
Tatenhill, on a favourable plot with a
large driveway and open green space to
the front elevation. The property
benefits from an upgraded kitchen
having quartz preparation work
surfaces, detached garage, stunning
kitchen dining room backing onto the
garden, en-suite to the master bedroom
and four well proportioned bedrooms. A
NHBC builders warranty still remains on
the property. Viewing is highly
recommended strictly via appointment
only.



Entrance hallway

With central heating radiator, composite front entrance door, stairs rising to the first floor and doors leading off to:

WC/cloaks

With a low level wc, wash hand basin with mixer tap, central heating radiator, tiled flooring and a double glazed window to the front elevation.

Living Room

With two central heating radiators and a double glazed window to the front elevation.

Kitchen Diner

With a selection of matching wall and base units having a straight edge quartz preparation work surface, five ring gas hob, double sink with mixer tap, integrated dishwasher, two electric ovens and a fridge freezer, utility cupboard, double glazed windows to the rear and side elevations and double glazed French doors leading out onto the garden.

First floor

Master Bedroom

With central heating radiator, built in sliding mirror wardrobe, double glazed window to the front elevation and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, double shower cubicle with glass sliding door



and gravity shower, tiled splash backs, double glazed window to the side elevation and a heated ladder towel rail.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation.

Bedroom Three

With central heating radiator and a double glazed window to the rear elevation.





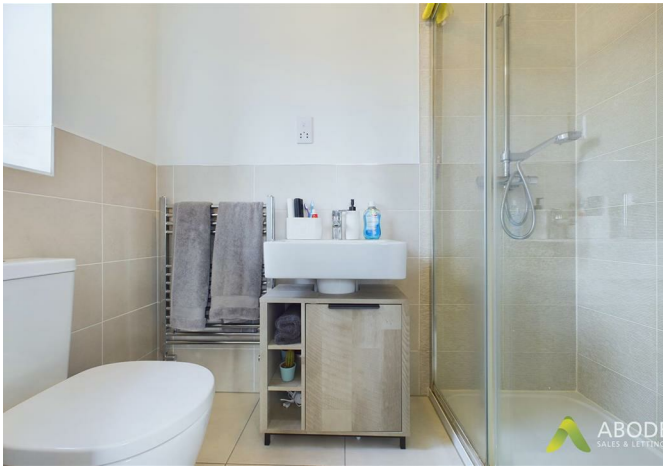


Bedroom Four

With central heating radiator and a double glazed window to the rear elevation.

Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and handset over, tiled flooring, central heating radiator and a double glazed window to the rear elevation.



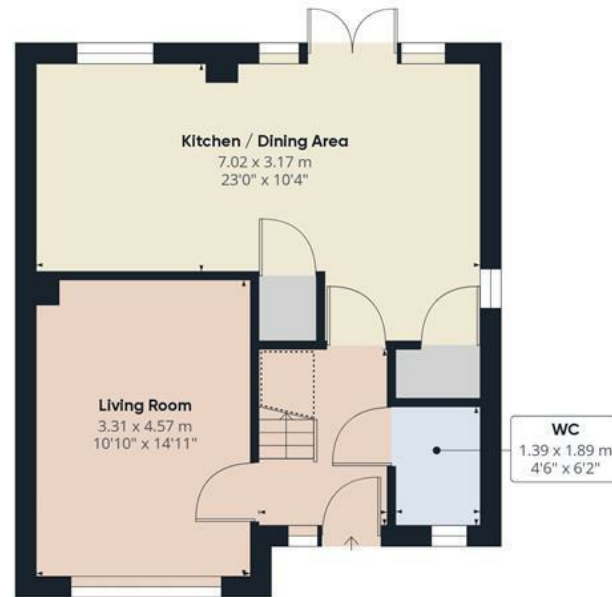
Outside

The outside of the property to the front elevation offers a generous driveway providing parking for six vehicles, leading to the detached garage and front entrance door, with an open view of green space looking away from the property. The rear elevation offers a mainly laid to lawn garden with patio area ideal for entertaining.









Floor 0



Floor 1

Approximate total area⁽¹⁾

99.82 m²
1074.47 ft²

Reduced headroom

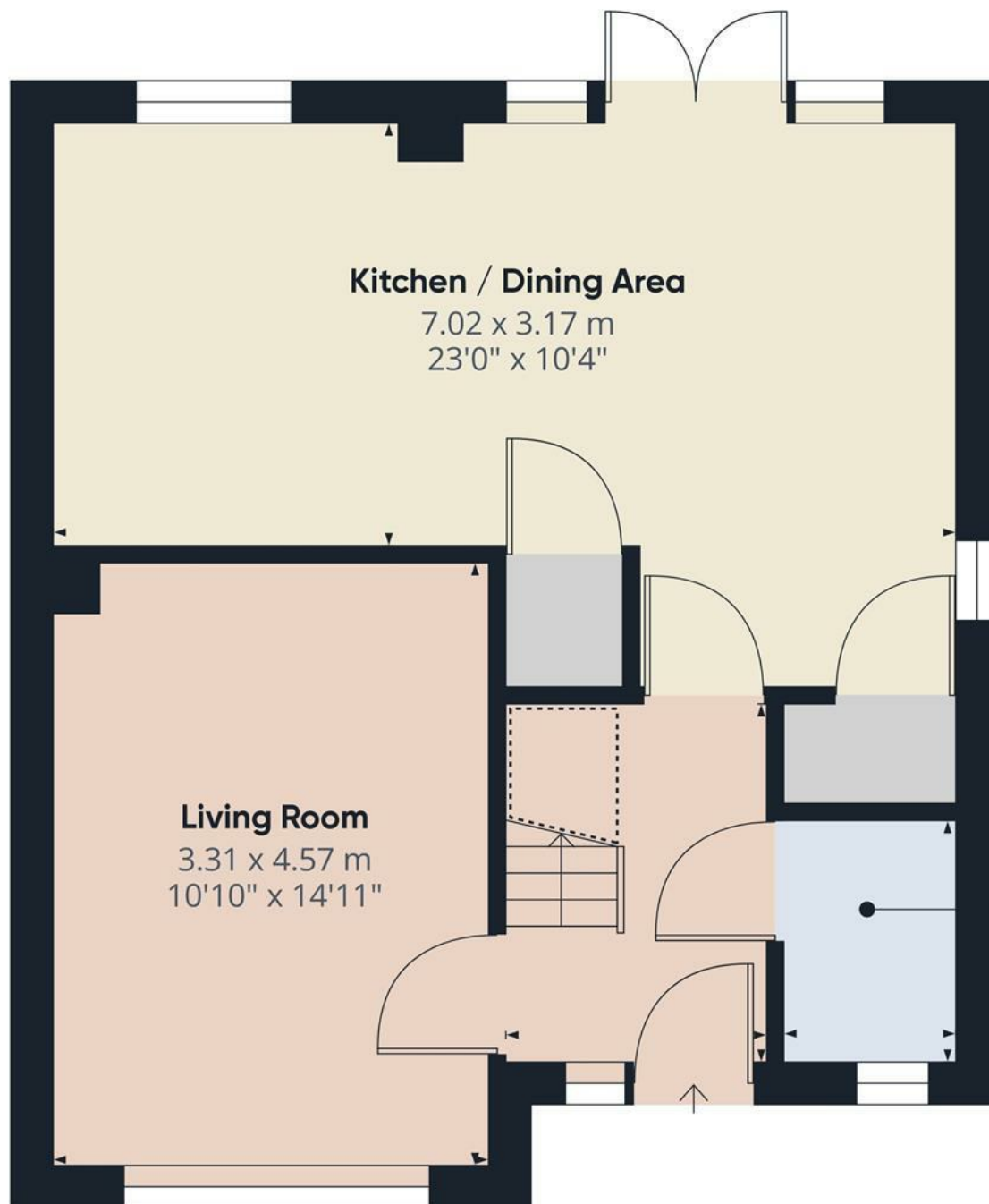
1.19 m²
12.82 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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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Kitchen / Dining Area

7.02 x 3.17 m
23'0" x 10'4"

Living Room

3.31 x 4.57 m
10'10" x 14'11"

WC

1.39 x 1.89 m
4'6" x 6'2"

Floor 0

Approximate total area⁽¹⁾

52.1 m²
560.75 ft²

Reduced headroom

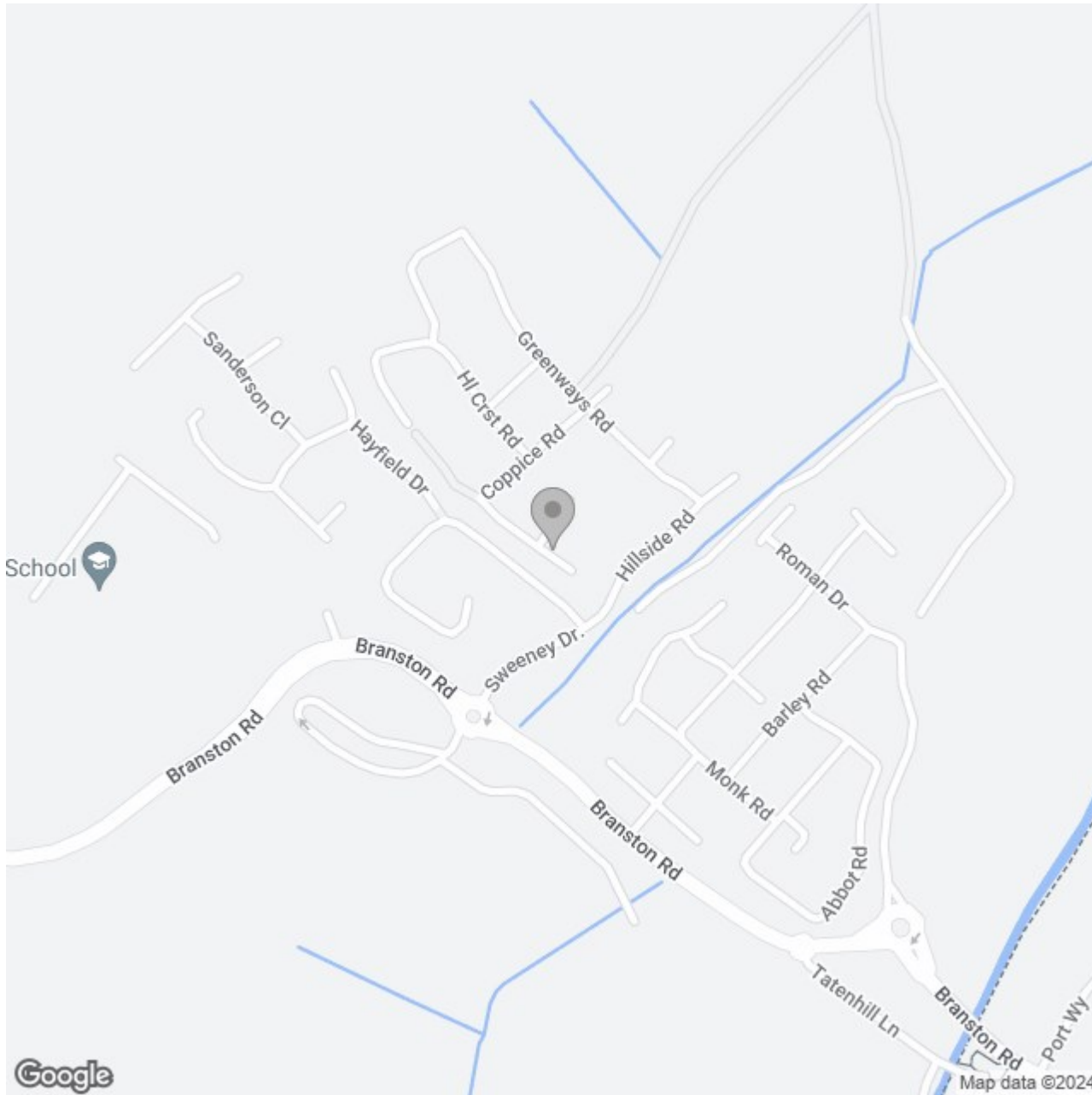
1.19 m²
12.82 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	