





**\*\*360 VIRTUAL TOUR\*\* \*\*SOLAR  
PANELS\*\* NO ONWARD CHAIN \*\***

Located in the sought-after Lawnswood development in Tatenhill, this superb four-bedroom detached property has been extensively upgraded and tastefully decorated to a high standard. Close to a variety of local amenities and transport connections, this property boasts two reception rooms, a fantastic kitchen diner with integrated appliances, four generous bedrooms, with the master featuring an en-suite shower room, and an additional family bathroom. Outside, there is a driveway for parking leading to a detached garage. Viewing is highly recommended by appointment only.



## Accommodation

### Ground Floor

Upon entering the property, the accommodation leads through a composite front entrance door into a magnificent entrance hallway. The hallway features half paneling leading up the stairs, elegant Herringbone flooring, and three-panel glazed black internal doors that flood the space with light. To the left of the hallway is a bright and airy living room, with the focal point being the expansive media wall with downlighting and shelving, a bay front double glazed window, and decorative coving adding character to the ceiling. To the right of the hallway is a study, currently used as a snug, featuring full paneling on the walls, the continuation of the Herringbone flooring, and a double glazed window to the front elevation. Straight ahead leads you to the heart of the home - a spectacular kitchen diner, completely upgraded with Quartz preparation work surfaces, an overhang for seating, a range of integrated appliances including a dishwasher, fridge freezer, and double oven. The kitchen diner also boasts double glazed French doors leading out onto the garden, a double glazed window to the rear elevation, ample space for a dining table set, and a door leading to the utility room. The utility room offers space for a washing machine and tumble dryer, a wall-mounted gas boiler, a door leading out onto the garden, and a further door leading through to the WC/cloaks offering a two-piece suite.

### First Floor

Ascending from the entrance hallway to the first floor, a beautiful landing presents itself with doors leading to four well-proportioned bedrooms and a



four-piece family bathroom. The master bedroom has been beautifully presented with back paneling to wall lighting, built-in smoked mirror sliding wardrobes, a double glazed window to the front elevation, and a door leading through to the en-suite shower room. The en-suite shower room offers an upgraded three-piece suite featuring a vein tile and walk double shower cubicle. The second bedroom also offers smoked mirror sliding wardrobes with a double glazed window to the rear elevation. The third and fourth bedrooms feature double glazed windows and central heating radiators. The upgraded family bathroom is a







stunning space, with a four-piece suite comprising a bath with a mixer tap, low-level WC, wash hand basin with a mixer tap, a shower cubicle, an eye-catching gold heated ladder towel rail, and a double glazed window to the rear elevation.

#### Outside

To the front of the property, there is a generously sized laid-to-lawn area with a driveway adjacent leading to the detached garage and a pathway leading to the front entrance door. The rear elevation of the property offers a good-sized laid-to-lawn garden with a patio area ideal for seating, all enclosed via timber fencing.













ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



**Utility Room**  
1.81 x 1.84 m  
5'11" x 6'0"

**WC**  
1.82 x 0.96 m  
5'11" x 3'1"



**Hallway**  
2.01 x 3.08 m  
6'6" x 10'1"

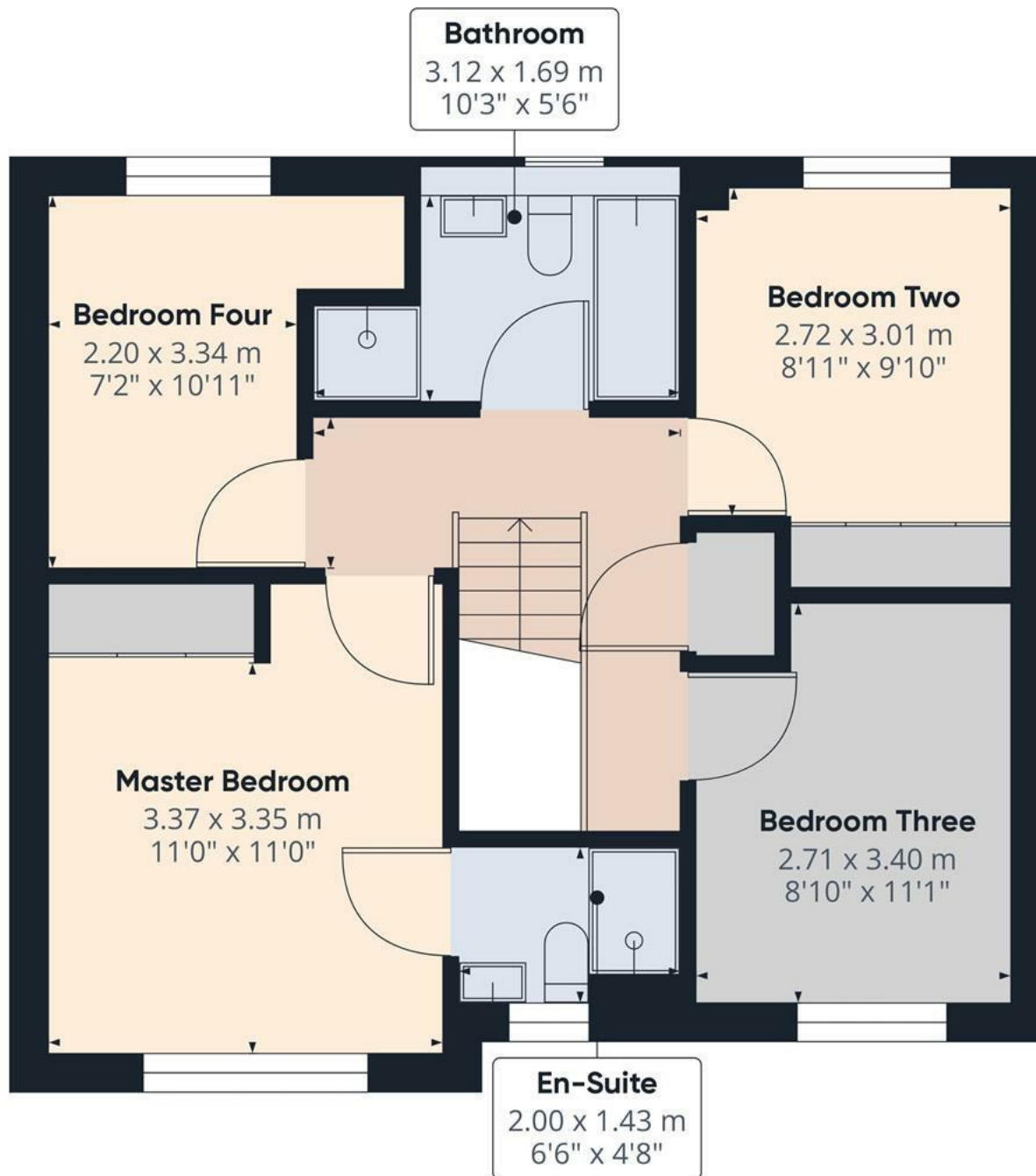
**Approximate total area<sup>(1)</sup>**  
61.22 m<sup>2</sup>  
659 ft<sup>2</sup>

(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.

**GIRAFFE360**

Floor 0



Floor 1

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

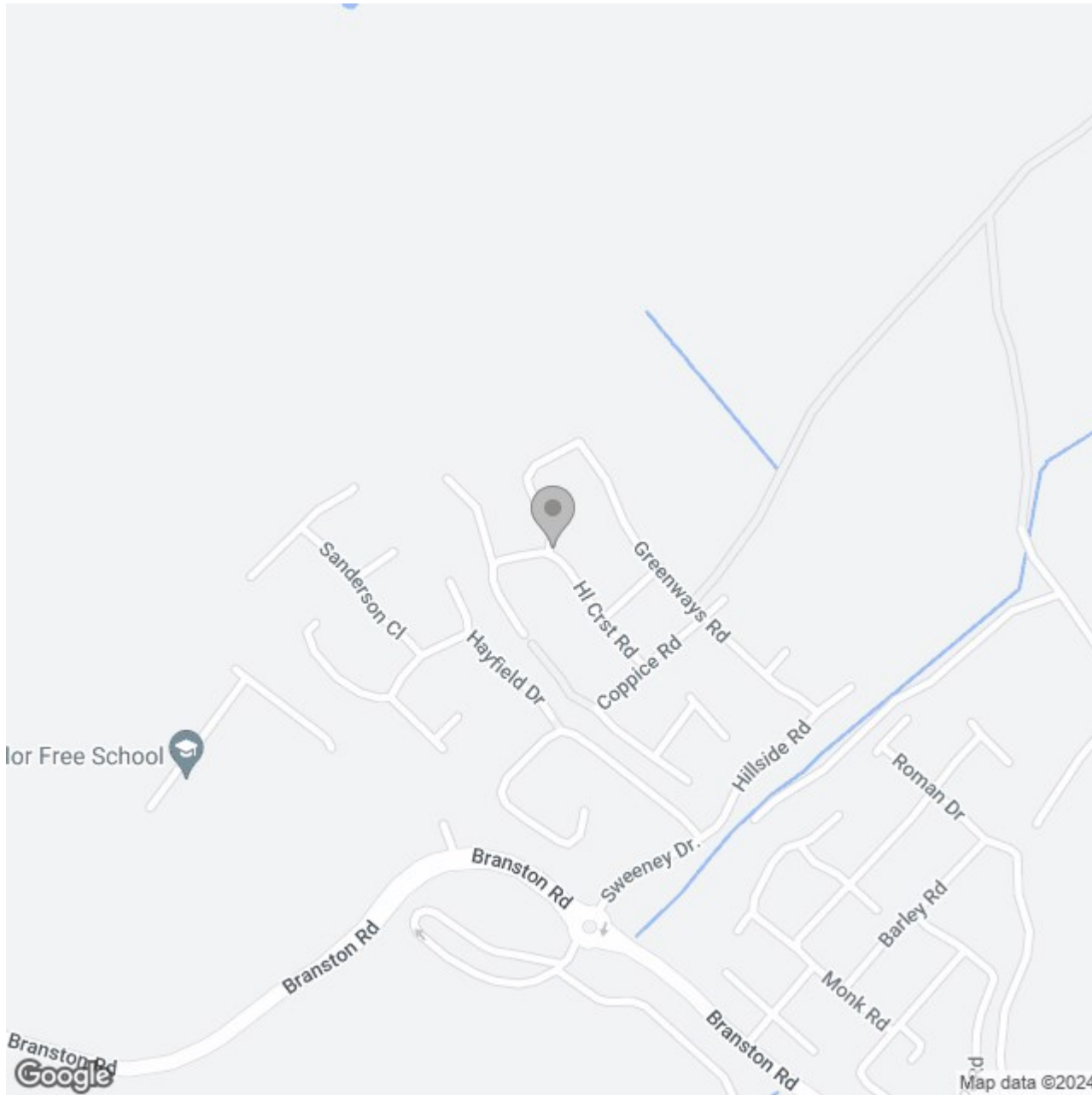
53.99 m<sup>2</sup>

581.1 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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	