





This luxury four-bedroom detached family home is located within the highly sought-after Cameron Homes development at Lawnswood. The property features an open-plan kitchen diner, which spans the full width of the home and opens to the rear garden through stunning bi-folding doors, creating a seamless transition between indoor and outdoor spaces. With three reception rooms, including a formal study and a spacious living room, this home is perfect for modern family living. The driveway offers ample parking, leading to a double detached garage with an EV charger, while the property also boasts four double bedrooms, including a master bedroom with en-suite.



## Location

Situated within the beautiful Lawnswood development in Tatenhill, Staffordshire, a desirable semi-rural setting with easy access to both countryside and modern conveniences. Located on the outskirts of Burton-on-Trent, the development is ideal for families and professionals seeking a peaceful environment without compromising on connectivity. Tatenhill is surrounded by picturesque farmland and scenic walking routes, making it perfect for those who enjoy the outdoors. Nearby amenities include the Barton Marina, Branston Golf and Country Club, and the National Forest, offering plenty of recreational activities. Additionally, the area is well-served by local schools, shops, and restaurants. For commuters, the A38 and A50 provide excellent road links to major cities such as Birmingham, Derby, and Nottingham, while nearby train stations offer services to London and beyond. Lawnswood at Tatenhill provides the perfect blend of tranquil countryside living and modern convenience.

## Ground Floor

The ground floor comprises a welcoming entrance hallway, with under stairs storage and doors leading to the spacious open-plan kitchen diner and living area. The British-designed Hatt kitchen is fitted with high-quality integrated appliances and extends across the width of the house, providing a light and airy atmosphere with bi-folding doors overlooking the rear garden. A practical utility room with space for white goods and rear garden access is located adjacent to the kitchen. The living room, situated to the left of the hallway, offers a more relaxed, family space, while a formal study / play room is positioned on the right. A WC/cloaks completes the ground floor layout.



## First Floor

The first-floor accommodation is accessed via a light-filled landing, which includes a built-in storage cupboard. The master bedroom benefits from an en-suite shower room and fitted wardrobes, providing ample storage space. The three additional double bedrooms are generously proportioned, offering flexibility for family members or guests. The family bathroom, which is also accessible from the second bedroom, features a bath, a stand-alone shower, and is elegantly finished with Porcelanosa wall and floor tiling.







## Outside

The property sits on a well-maintained plot, with the front elevation featuring a block-paved driveway leading to a double detached garage equipped with an EV charger. A landscaped fore garden, with a selection of shrubs, enhances the property's kerb appeal. A side gate provides access to both the side entrance of the garage and the rear garden. The rear garden has been beautifully landscaped, featuring high-quality artificial lawn and an extended patio area, perfect for outdoor seating and entertaining. The entire garden is enclosed by timber fencing, offering privacy and a safe space for family enjoyment.

## Dimensions

Kitchen Breakfast  
6.50m max. x 4.14m max.  
21' 4" max. x 13' 7" max.

Snug  
4.02m x 2.76m  
13' 2" x 9' 0"

Living Room  
3.45m x 5.31m max.  
11' 4" x 17' 5" max.

Study/Dining  
3.90m x 2.81m  
12' 10" x 9' 3"

Utility  
1.90m x 1.73m  
6' 3" x 5' 8"

## FIRST FLOOR

Bedroom 1  
3.68m max. x 4.18m max.  
12' 1" max. x 13' 8" max.

En Suite  
2.00m max. x 2.50m max.

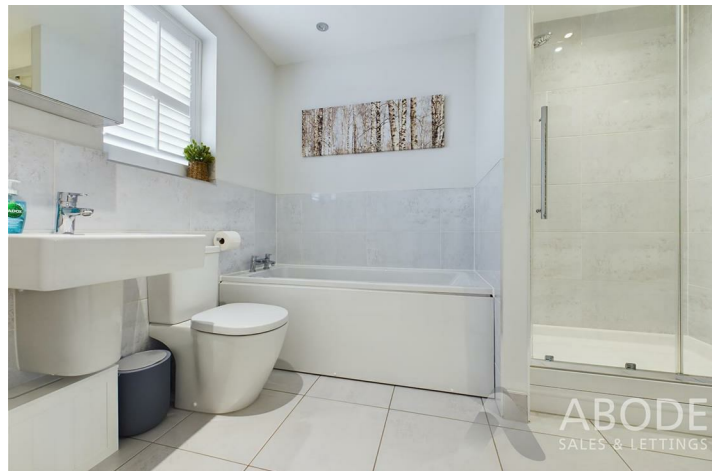
6' 7" max. x 8' 3" max.

Bedroom 2  
4.11m max. x 4.13m max.  
13' 6" max. x 13' 6" max.

Bedroom 3  
3.91m x 3.16m  
12' 10" x 10' 4"

Bedroom 4  
2.92m x 3.31m  
9' 7" x 10' 10"

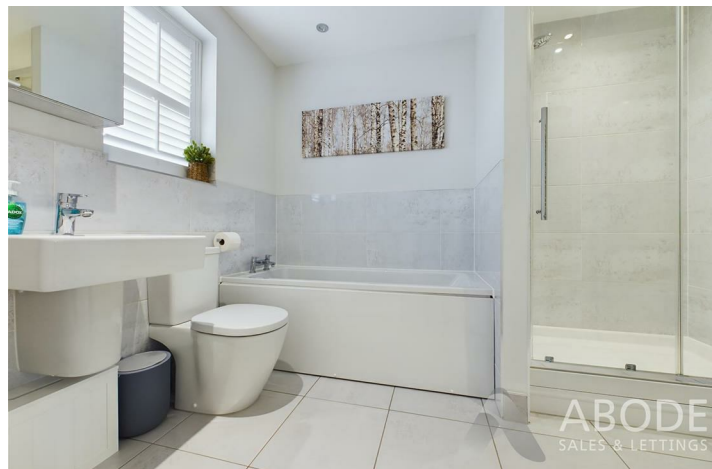
Jack and Jill Bathroom  
2.10m x 1.70m  
6' 11" x 5' 7"





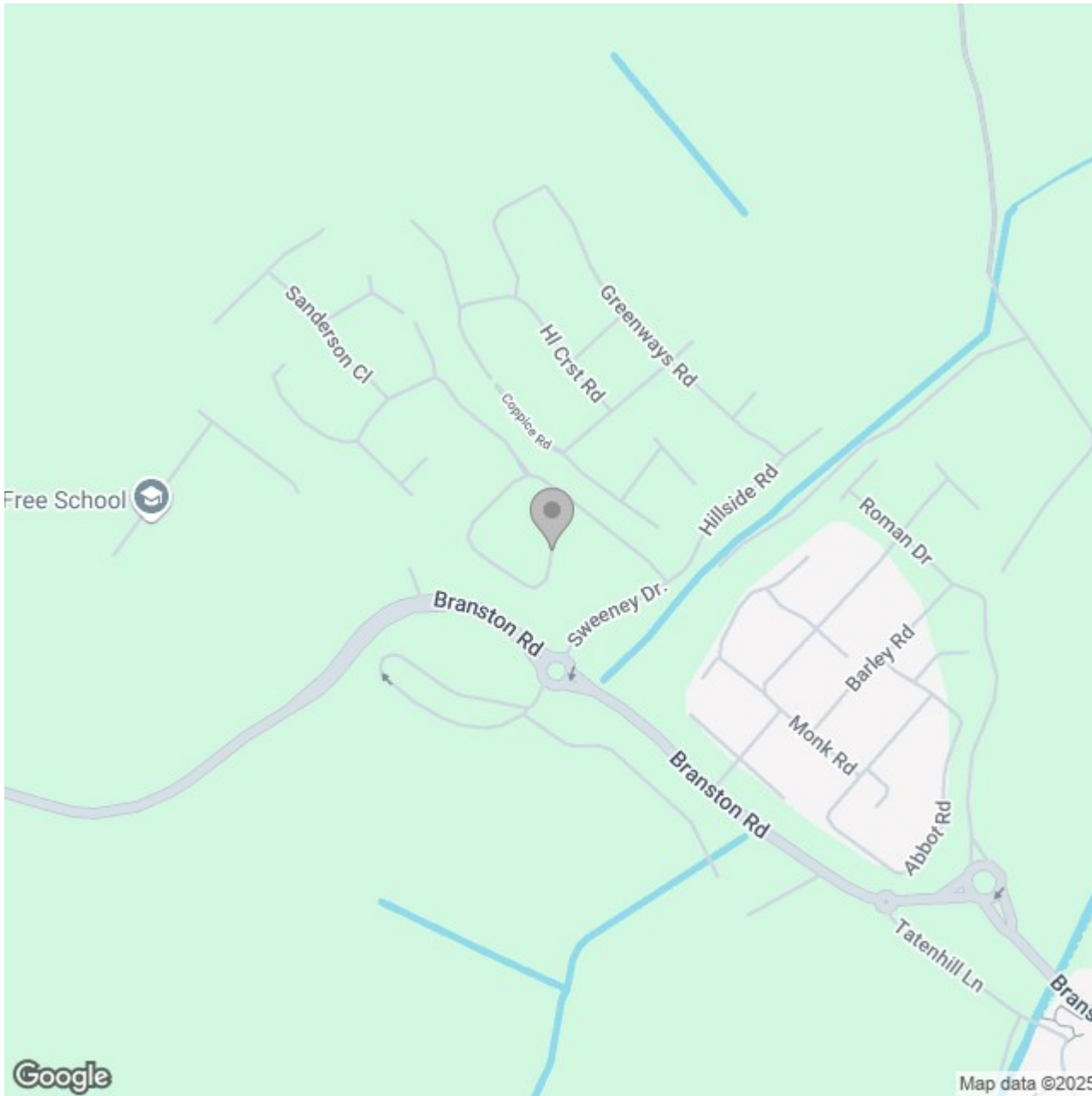












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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	