





This beautifully upgraded four-bedroom detached property, situated within the desirable Lawnswood Tatenhill development, boasts a stunning kitchen-diner with premium appliances, two reception rooms, and a generous plot with a extensive garden. Additional highlights include a detached garage with a large driveway, open aspects to the front, and the reassurance of a remaining NHBC builder's warranty. Conveniently located for local amenities and transport links, this property is a must-see.



Accommodation

The property opens into an inviting entrance hallway, accessed via a composite front entrance door. This space exudes a sense of modernity, featuring recessed spotlighting, tiled flooring, a central heating radiator, and a double-glazed window with opaque glass to the front elevation. Stairs rise to the first floor, while glazed paneled doors lead off to the main living areas.

To the right is a spacious formal living room, flooded with natural light through a bay-fronted double-glazed window. This elegant room provides ample space for seating and is complemented by a central heating radiator, creating a cosy yet sophisticated atmosphere. To the left, a versatile room suitable as a study or dining room, features a double-glazed window to the front elevation and a central heating radiator.

At the heart of the home is a beautifully designed kitchen-diner, thoughtfully upgraded to an exceptional standard. It boasts an array of matching wall and base units, a double electric oven, an upgraded five-ring hob with extractor, and oversized under-counter cupboards, including pots and pans storage. The kitchen is further enhanced by integrated appliances, including a dishwasher and fridge-freezer, as well as a recessed one-and-a-half bowl sink with a mixer tap. The luxurious granite preparation work surfaces and recessed spotlighting elevate the space, while a double-glazed window overlooks the rear garden. Tiled flooring adds practicality and style, and a built-in storage cupboard provides additional functionality.



The adjoining utility room complements the kitchen with matching wall and base units, granite worktops, and a recessed sink with a mixer tap. It offers space for a washing machine and features a double-glazed window to the rear, a composite side access door with a glazed panel, and a door leading to the WC cloaks. The cloakroom is fitted with a low-level WC, a wash hand basin with a mixer tap, partially tiled walls, tiled flooring, and a central heating radiator.

Ascending to the first floor, the landing provides access to







the loft, an airing cupboard, and all four bedrooms. The master bedroom is a luxurious retreat, benefiting from upgraded sliding mirror wardrobes, a double-glazed window to the front elevation with views over open spaces, and a stylish en-suite shower room. The en-suite features a three-piece suite, including a shower cubicle with a gravity shower and glass sliding door, a wash hand basin with a mixer tap, and a low-level WC. Tiled splash backs, a heated ladder towel rail, recessed spotlighting, tiled flooring, and a double-glazed window to the front elevation complete this well-appointed space.

peaceful and exclusive setting with no through traffic. To the front elevation, a spacious tarmac driveway provides access to the detached garage, the front entrance door, and an adjacent lawned area. The front aspect enjoys views over open green space, enhancing the property's appeal.

To the rear, there is a generously sized lawned garden, ideal for family activities or entertaining, complemented by a patio area perfect for outdoor seating or dining. The garden is fully enclosed with timber fencing, ensuring privacy and security.



The second bedroom is a generously sized double room, also enjoying views over the open aspect from its double-glazed window to the front, alongside a central heating radiator. The third bedroom, currently utilised as a home office, has a double-glazed window to the rear and a central heating radiator.

The family bathroom has been finished to a high standard, comprising a three-piece suite with a bath, a mixer tap, a handheld shower attachment, a glass shower screen, a wash hand basin with a mixer tap, and a low-level WC. Partially tiled walls, tiled flooring, recessed spotlighting, a heated ladder towel rail, and a double-glazed window to the rear add to the contemporary feel.

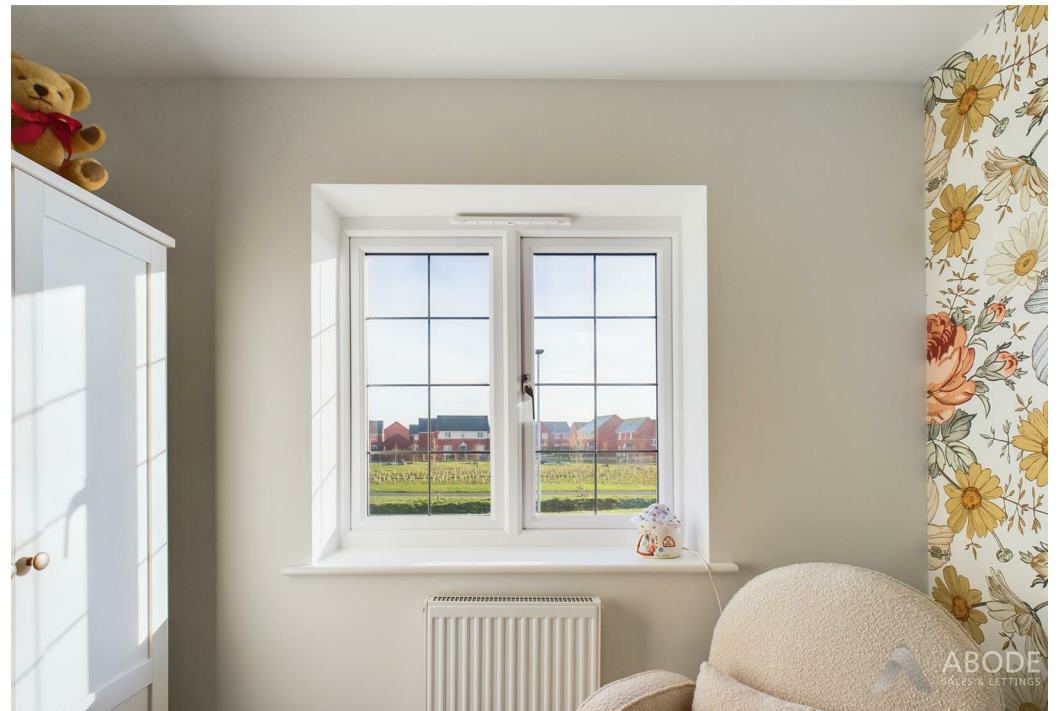
The fourth bedroom features a built-in mirrored wardrobe, a double-glazed window overlooking the rear garden, and a central heating radiator, offering a functional and stylish space.



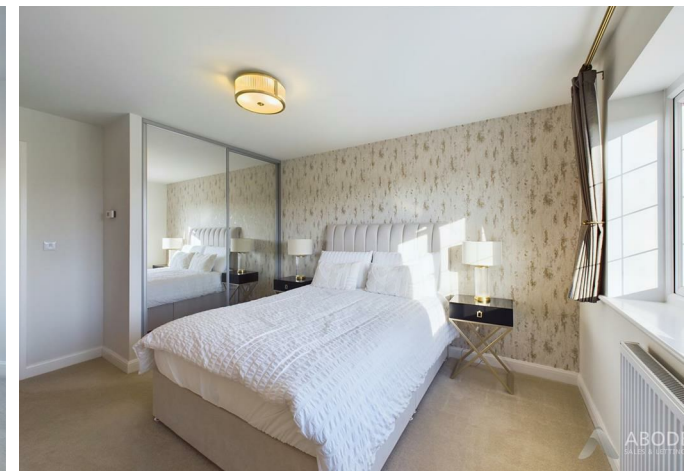
Outside

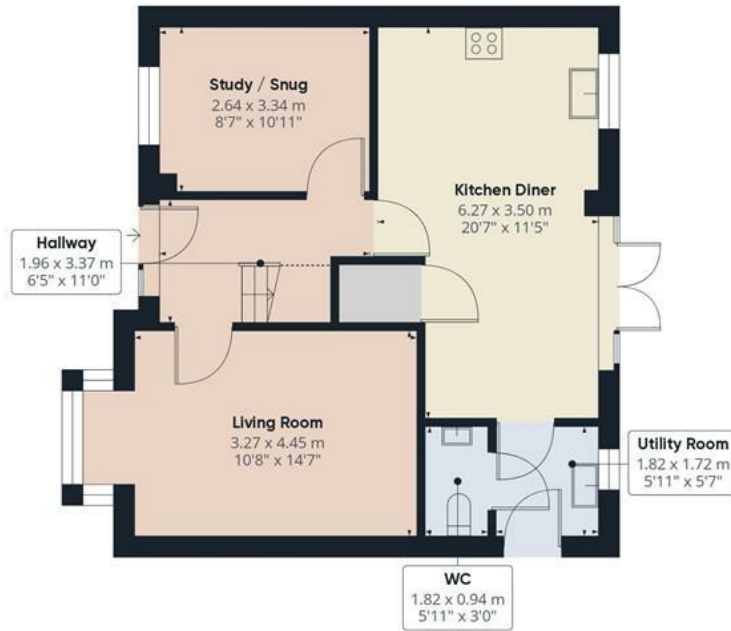
The property is situated on a private driveway, offering a



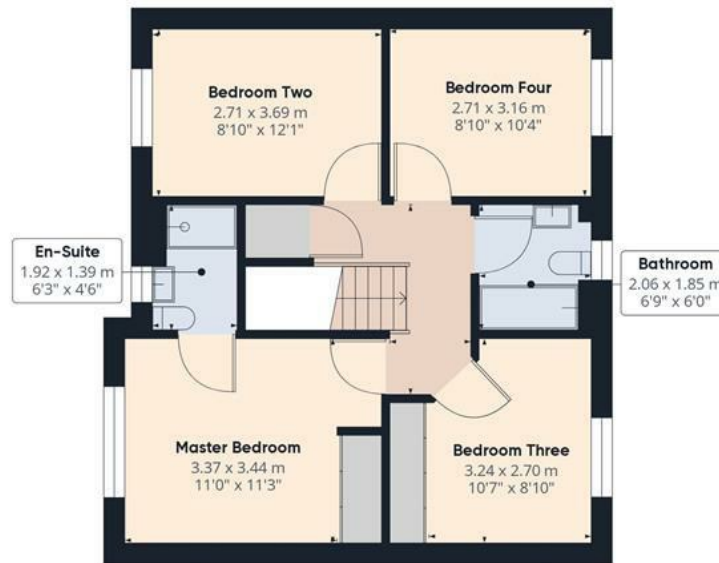








Floor 0



Floor 1

Approximate total area⁽¹⁾

110.93 m²

1194.04 ft²

Reduced headroom

0.88 m²

9.42 ft²

(1) Excluding balconies and terraces

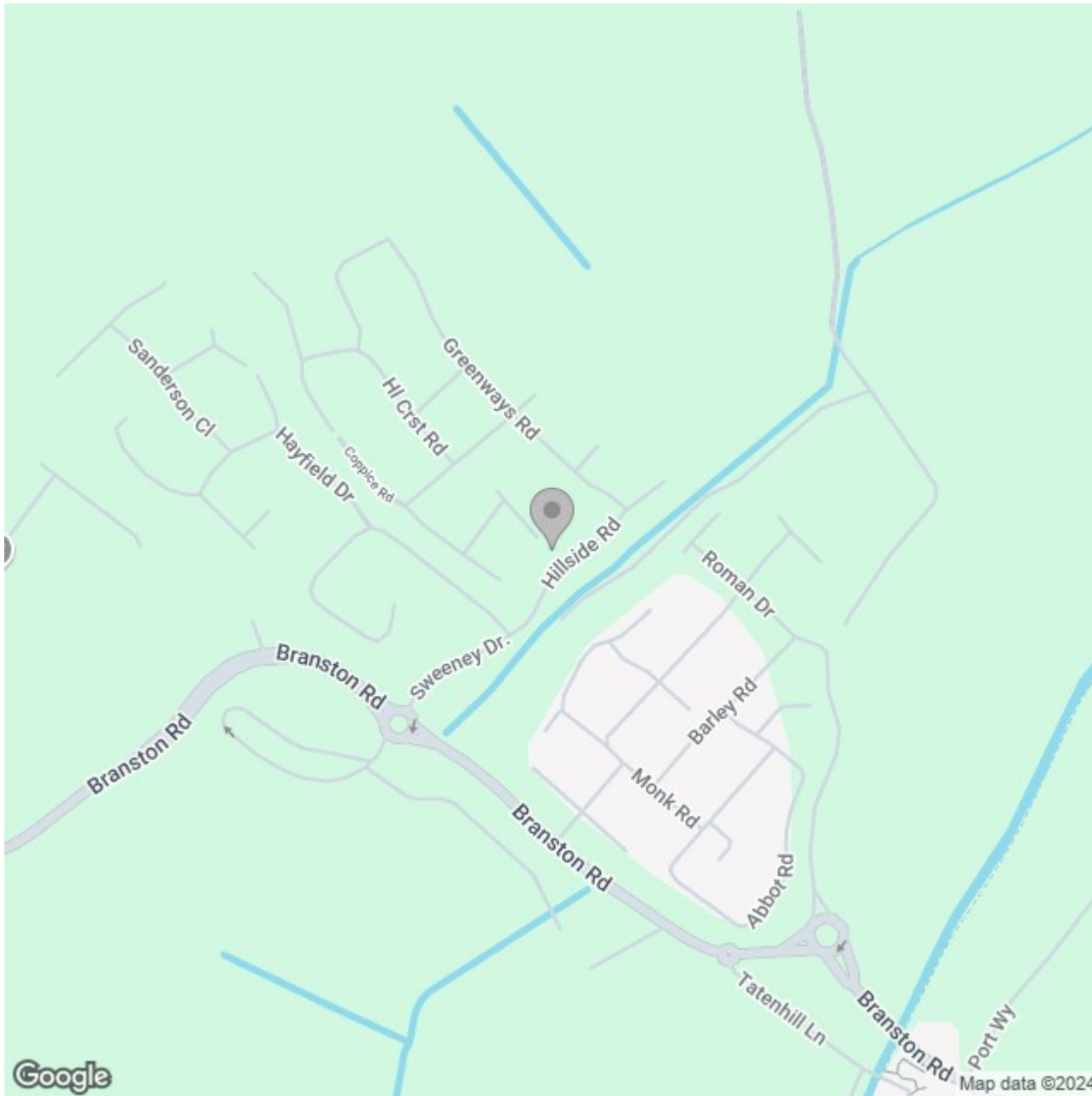
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	