

A well-presented and modern four-bedroom detached family home, situated on the popular Lawnswood development within Tatenhill. The property occupies an attractive position overlooking open green space to the front and benefits from a generous plot, over sized single garage with power and a double-width driveway providing off-street parking for up to four vehicles. The property also benefits from an EV charger. Internally, the accommodation is thoughtfully arranged and includes two reception rooms, a spacious kitchen diner with utility room, four well-proportioned bedrooms including a principal suite with en-suite shower room, and a family bathroom. The property has also been enhanced by the current owners with landscaped gardens, making it an ideal long-term family home.



## Accommodation

### Ground Floor

The accommodation is entered via an open storm porch into a welcoming entrance hallway, where doors lead off to the principal ground floor rooms. To the left-hand side is a versatile dining room, which enjoys a dual aspect with double-glazed windows to both the front and side elevations. This room offers ample space for a formal dining table and could equally suit use as a home office or additional reception room.

Further along the hallway, a second door on the left leads into the formal living room, a generous and well-proportioned space with a double-glazed window to the rear elevation and French doors opening directly onto the patio and rear garden, allowing plenty of natural light and a strong connection to the outdoor space.

Straight ahead from the hallway is a ground floor WC, fitted with a low-level WC and wash hand basin with mixer tap, complemented by tiled flooring and tiled splash backs.

To the right-hand side of the hallway is the kitchen diner, which extends from the front to the rear of the property and benefits from double-glazed windows overlooking both the open green space to the front and the landscaped garden to the rear. The kitchen is fitted with a range of matching wall and base units, finished with a solid straight-edge granite preparation work surface incorporating a n overhang for bar seating. Integrated appliances



include a fridge freezer and dishwasher, alongside a five-ring gas hob with extractor over and separate oven and grill. Additional features include under-cabinet lighting, a one-and-a-half bowl sink with mixer tap and integrated drainer, and ample space for a dining or informal seating area.

A door from the kitchen leads through to the utility room, which provides space for a washing machine and tumble dryer, a stainless steel sink with mixer tap and drainer, and houses the wall-mounted Worcester Bosch boiler. A







further door provides direct access to the rear garden.

### First Floor

The first-floor landing is a bright and open space with a double-glazed window to the front elevation and an airing cupboard, with doors leading to all first-floor accommodation.

The principal bedroom is positioned to the rear of the property and offers generous proportions, a double-glazed window overlooking the rear garden, and a range of built-in sliding wardrobes with a central mirrored section. A door leads through to the en-suite shower room, which is fitted with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a shower cubicle with glass sliding door. The room is finished with tiled splash backs, a heated ladder towel rail and a double-glazed opaque window to the rear elevation.

Bedroom two is also located to the rear and features a double-glazed window overlooking the garden, with ample space for bedroom furniture, making it suitable as a guest room or home office. Bedrooms three and four are positioned to the front elevation, both enjoying double-glazed windows overlooking the open green space and offering comfortable proportions suitable for children's bedrooms, guest accommodation or flexible use.

The family bathroom is fitted with a modern four-piece suite comprising a wash hand basin with mixer tap, low-level WC, panelled bath with mixer tap, and a separate shower cubicle with mixer shower and fully tiled walls. The room also benefits from partially tiled walls, a



double-glazed window to the side elevation and a clean, contemporary finish.

### Outside

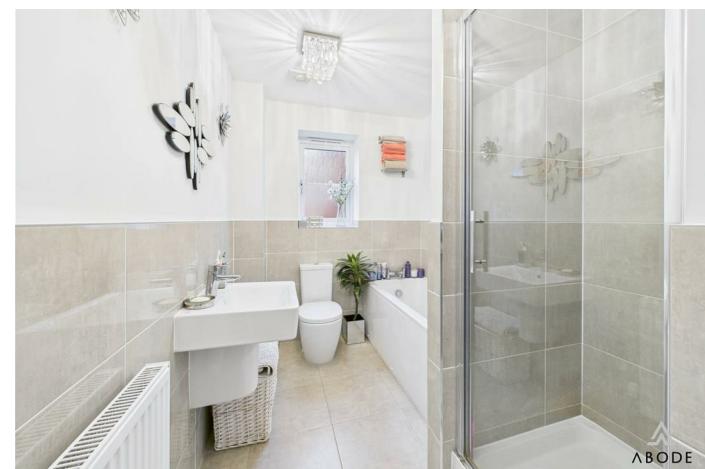
To the front of the property is a paved driveway providing off-street parking for up to four vehicles, leading to a detached garage with an up-and-over door and additional side access. The front garden is laid mainly to lawn with a centralised pathway leading to the front entrance, creating an attractive approach to the property, while the open green space opposite adds to the overall setting.



The rear garden is enclosed by timber fencing and has been landscaped by the current owners to create a pleasant and usable outdoor space. It features a patio area ideal for outdoor seating and entertaining, with the remainder of the garden laid to lawn. The plot is of a good, generous size, offering a balance of space without being excessive, and is well suited to family use.

### Location

The property is situated on the sought-after Lawnswood development within Tatenhill, an area popular with families and those seeking a semi-rural setting with excellent accessibility. Tatenhill offers a range of scenic walking routes and green spaces, while Burton Rugby Club and other local recreational facilities are close by. Burton upon Trent is within easy reach, providing a wide selection of shops, schools, leisure facilities and transport links, including access to the A38 and A50 for commuting further afield. The location combines modern living with access to countryside walks and everyday amenities.









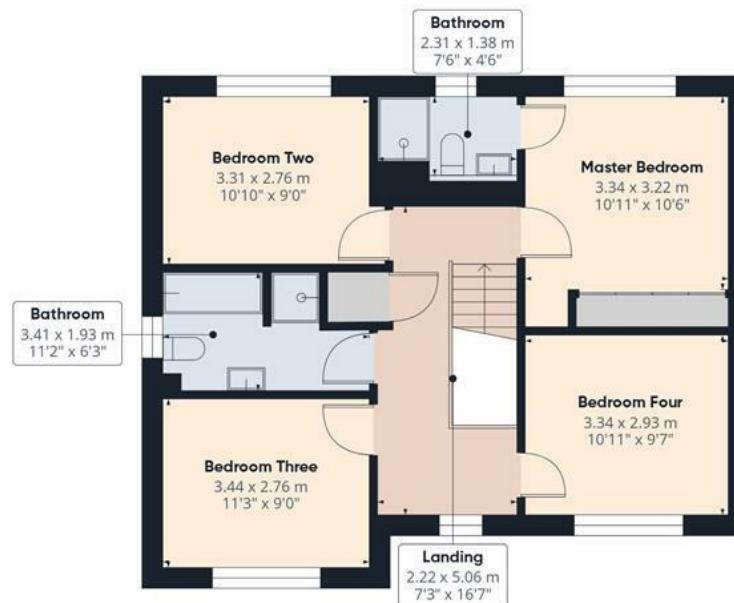


Floor 0

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

123.4 m<sup>2</sup>  
1328 ft<sup>2</sup>

Reduced headroom  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>



Floor 1

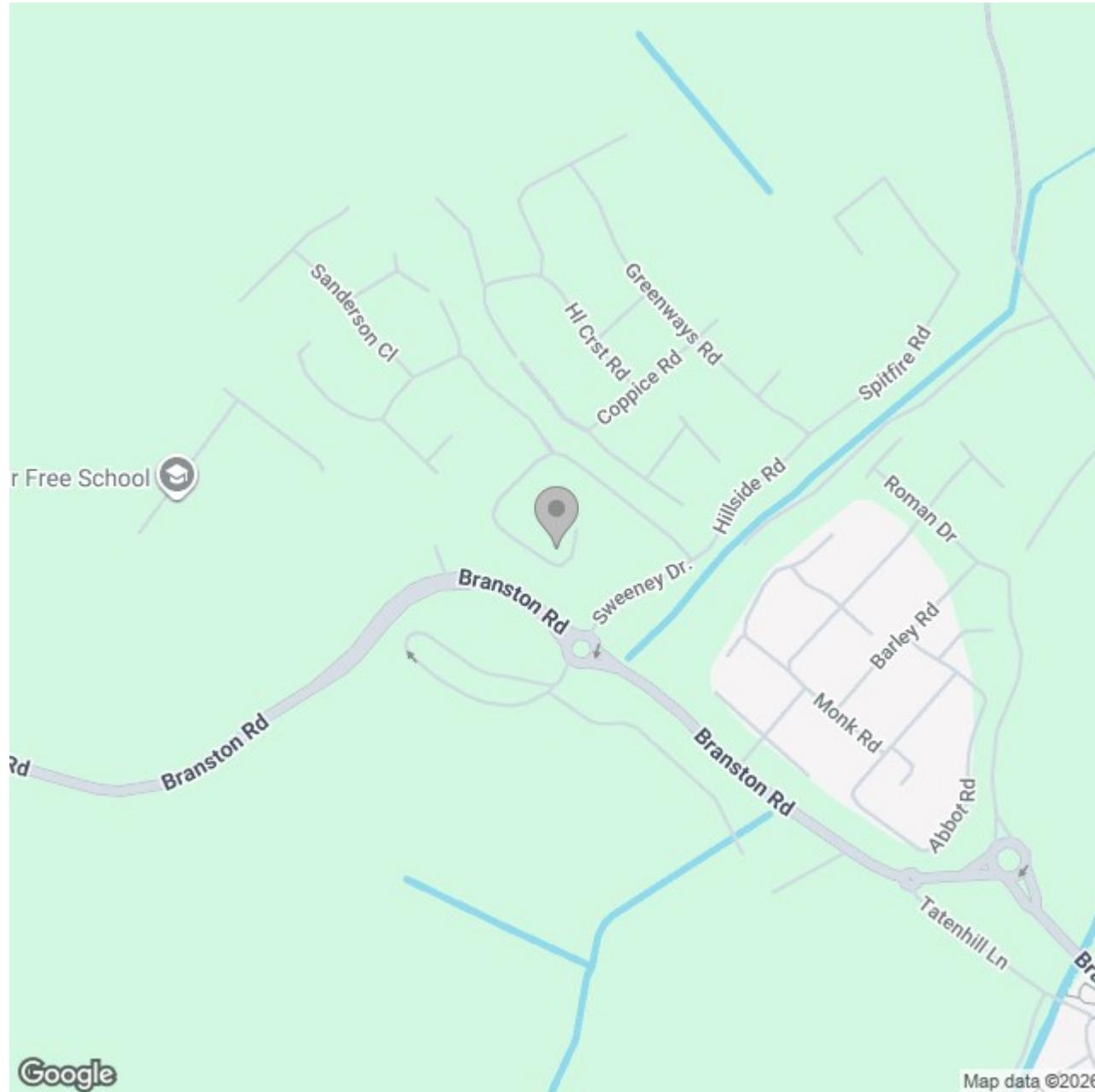
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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	