





This beautifully presented four-bedroom, three-storey home is located within the sought-after Lawnswood development in the highly desirable village of Tatenhill. Built in recent years and benefiting from the remainder of its builder's warranty and several upgrades, the property offers well-planned accommodation ideal for modern family living. The ground floor features a stylish kitchen to the front elevation and a spacious living room to the rear with French doors opening onto the garden. Across the upper floors are four well-proportioned bedrooms, including a principal bedroom with jack and jill shower room. Outside, the property enjoys a landscaped rear garden, a garage and driveway providing off-street parking.



Accommodation

Ground Floor

The accommodation begins with an entrance hallway with stairs rising to the first floor and doors leading to the principal ground floor rooms. To the front elevation is the upgraded fitted kitchen, offering a range of modern wall and base units with work preparation surfaces and space for appliances.

To the rear of the property is the living room, a generous reception space with French doors opening directly onto the rear garden, allowing for plenty of natural light and creating a pleasant connection to the outdoor space.

The ground floor also benefits from a useful WC.

First Floor

The first-floor landing leads to two well-proportioned bedrooms and the family bathroom. Bedroom two is a comfortable double room benefiting from fitted wardrobes, whilst the fourth bedroom is currently arranged as an additional living room but could equally serve as a bedroom, home office or snug depending on a purchaser's needs.

The family bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin and low-level WC.

Second Floor

The second floor is home to the principal bedroom and bedroom three. The principal bedroom is a good-sized double room with fitted wardrobes and



the benefit of its own en-suite shower room, fitted with a shower enclosure, wash hand basin and low-level WC.

Bedroom three is another well-proportioned bedroom, ideal as a guest room or further family bedroom and also includes fitted wardrobes.

Outside

To the rear of the property is a landscaped garden designed for ease of maintenance, featuring a patio







seating area directly outside the French doors and a lawn with planted borders. The garden is enclosed by fencing and provides a pleasant outdoor space for entertaining and relaxing.

The property also benefits from a brick-built garage along with a driveway providing off-street parking.

Location

Tatenhill is a highly regarded village located just a short distance from Burton upon Trent, offering a blend of rural surroundings and convenient access to local amenities. The village itself provides a popular primary school, village hall, public house and access to countryside walks.

The nearby centres of Burton upon Trent, Branston and Barton-under-Needwood offer a wider range of shops, supermarkets, restaurants and leisure facilities. The area is also well positioned for commuters, with good road links via the A38 connecting to Derby, Lichfield and the wider Midlands motorway network.



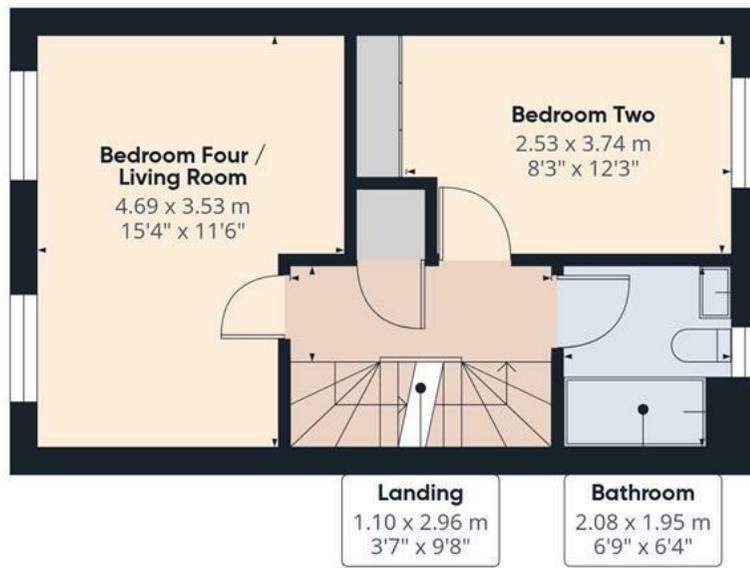








Floor 0



Floor 1

Approximate total area^m
102.8 m²
1107 ft²

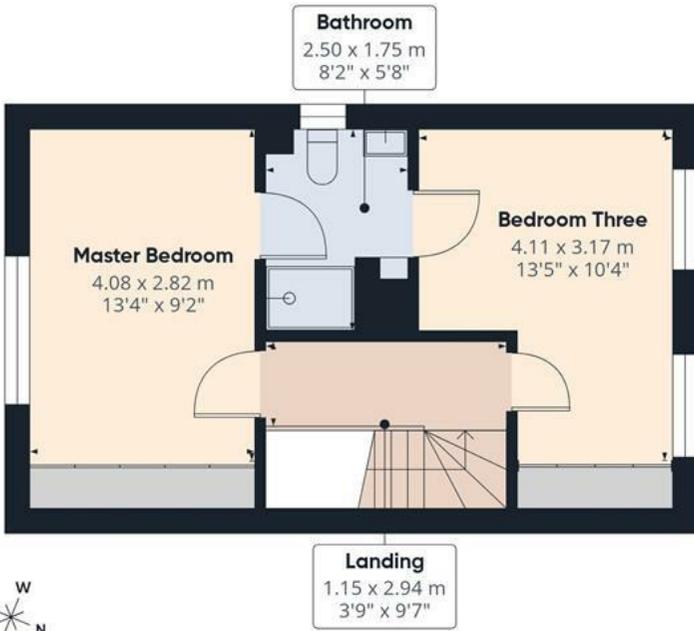
Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces

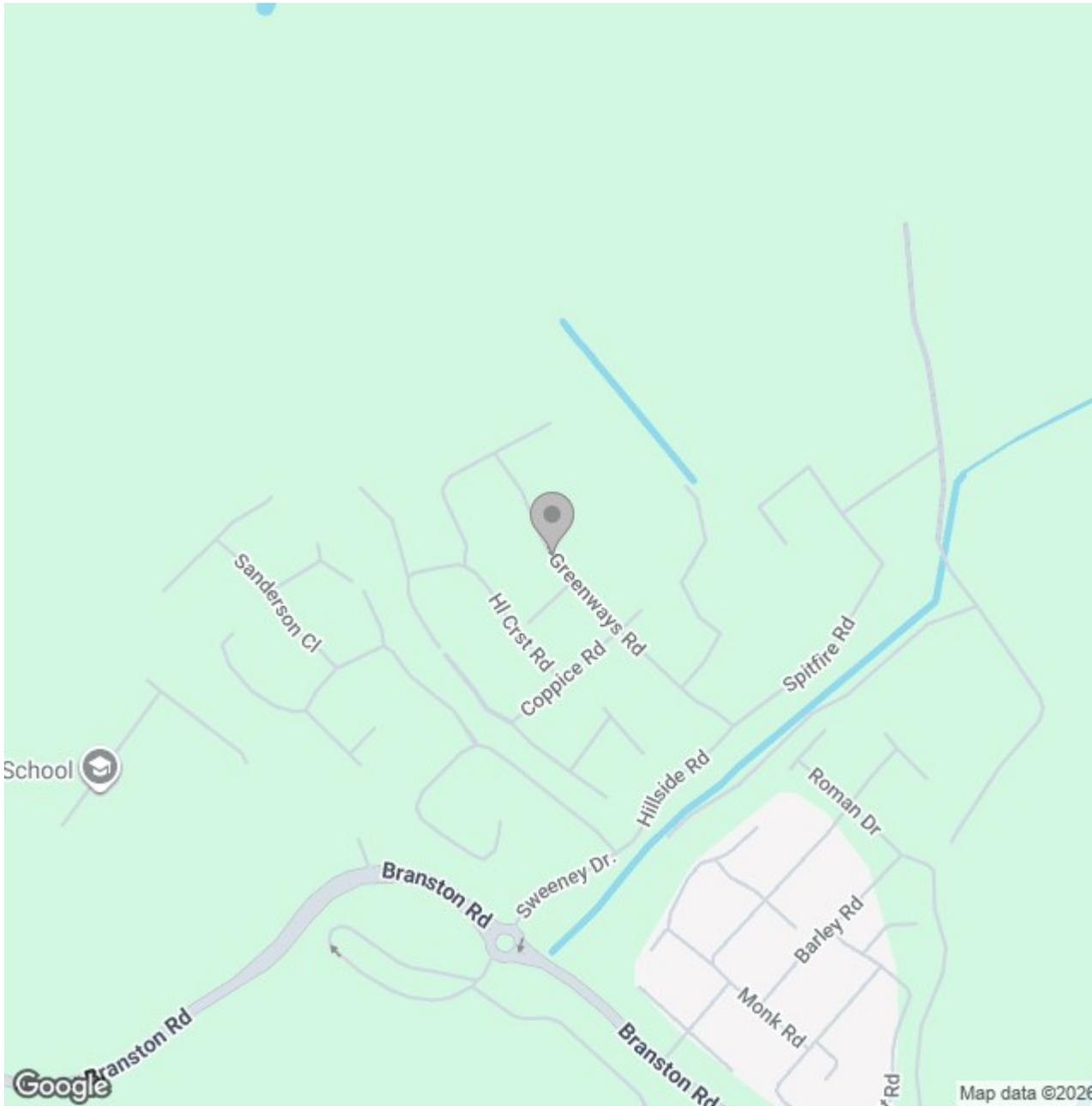
Reduced headroom
----- Below 1.5 m/5 ft

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

GIRAFFE360



Floor 2



Energy Efficiency Rating

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