

# Moore's Hill

Tatenhill Common, Rangmore, DE13 9RT

John   
German









# Moores Hill

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£465,000

Superbly located with STUNNING COUNTRYSIDE VIEWS, this SUBSTANTIALLY EXTENDED family home is served by OUTSTANDING SCHOOLS at Rangemore and John Taylor School, also having excellent transport links.





Highlights of this fabulous property include a superb lounge with inglenook fireplace and folding doors opening to the rear garden plus a superb, well equipped living kitchen also with folding doors to the patio and garden.

Remote control electric gates open onto the printed concrete hardstanding area for several vehicles. The large rear garden enjoys a southerly rear aspect and features a seating area with hot tub plus a further seating area at the bottom of the garden with raised decking.

#### Accommodation:

A double glazed entrance door opens into the impressive entrance hall with double glazed window to front, useful built-in cupboard, stairs to first floor, access to a large under stairs cupboard, oak flooring, downlights and doors leading off to the principal rooms.

Double doors open into the spacious lounge situated at the rear of the property having an impressive Inglenook fireplace with inset log burner stove making an attractive focal point, revealed beams, downlights and folding doors opening onto the patio and garden.

Across the hall further double doors open into the superb living kitchen with gloss tiled flooring with under floor heating, an extensive range of gloss finish cabinets with wood block work surfaces, Rangemaster electric induction hob and Range style oven with glass splash back and cooker hood over, dishwasher, island breakfast bar with gloss cabinets, downlights, a Belfast sink with mixer tap, window to front and folding doors opening to the rear garden.

Also off the hall is a utility room with further storage cabinets, work surface, plumbing for a washing machine, downlights, tiled floor and access to the cloakroom with wash basin set on a stand, WC, extensive tiling to the wall and floors, chrome finish ladder radiator and double glazed window.

Completing the ground floor accommodation is a useful shower room with shower cubicle & towel rail with window to side.

The first floor landing gives access to the bedrooms and family bathroom. The large master bedroom has an extensive range of gloss finish built-in wardrobes, the second double bedroom lies to the front with built-in overstairs cupboard, bedroom three is also a double room with views to rear & has the added luxury of a dressing room with fitted wardrobes also with views to rear (This was formerly a fourth bedroom & could easily be converted back). The spacious bathroom features a roll top side fill bath, twin wash basins with stands, shower enclosure, twin chrome finish ladder radiators, tiled floor and walls, downlights and double glazed window to rear. The spacious bathroom features a roll top side fill bath, twin wash basins with stands, shower enclosure, twin chrome finish ladder radiators, tiled floor and walls, downlights and double glazed window to rear.

Outside the property features a hedgerow to the front boundary line and electrically controlled double gates opening to a substantial hardstanding area with printed concrete, leading to the garage/store with up and over door.

The rear garden has a wide patio and pergola, a hot tub and spacious lawn plus a further patio and raised decking area, hedgerow and a variety of shrubs and trees. The garden enjoys a southerly rear aspect.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA08112024









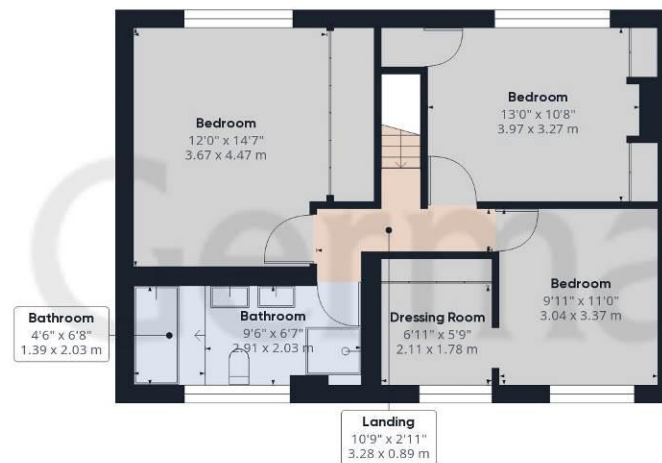
Ground Floor

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

1511.47 ft<sup>2</sup>  
140.42 m<sup>2</sup>

**Reduced headroom**

7.41 ft<sup>2</sup>  
0.69 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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





### Agents' Notes

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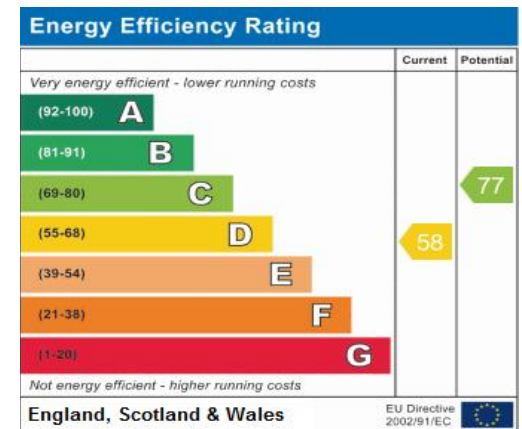
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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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