

# Larches Avenue

Tatenhill, Burton-on-Trent, DE13 9GQ

John  
German





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£325,000

John German is delighted to offer this stylish three-bedroom detached home located in the desirable village of Tatenhill. This modern property offers a thoughtfully designed layout, making it perfect for family living, with spacious rooms throughout and an inviting atmosphere.

**NO UPWARD CHAIN**



Upon entering, the hallway leads to a dual aspect, spacious living room featuring a bright and airy atmosphere, ideal for relaxing with family or entertaining guests. Opposite the living room is a contemporary kitchen/diner, equipped with modern fittings and offering ample space for family meals. The kitchen appliances include matching wall and base units with worktops above, base level electric oven, gas hob with extractor fan above, integrated dishwasher, integrated fridge/freezer and French doors which lead to the rear garden. Adjoining the kitchen is a convenient utility room, offering additional storage and access to the parking at the rear. Completing the ground floor is a useful WC.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom has a fitted wardrobe and features its own en-suite shower room which is fitted with a shower enclosure, low level flush WC and wash hand basin. The two other bedrooms share the family bathroom which comprises a bath with mixer taps, wash hand basin and low-level flush WC. Bedroom two also has a fitted wardrobe.

The property has a charming front with a pathway leading to the front door. To the rear, you will find a driveway with space for off road parking. The side garden has been recently landscaped by the owners to create a beautiful low maintenance garden, mainly laid to artificial lawn and privately enclosed to the perimeter by a brick wall. The garden also offers plenty of space to entertain, with a patio laid to porcelain tiles, perfect for outdoor dining. To finish, the sellers have had fitted a large wooden built outbuilding, a good enough size to be more than just a shed but is currently used as a space for storage. The property benefits from a full alarm system which extends to the wooden garden outbuilding.

Situated in the picturesque village of Tatenhill, this property enjoys the perfect balance of countryside living with close proximity to the amenities of nearby Burton upon Trent. Tatenhill is known for its rural charm, offering scenic walks, local pubs, and community events. The property also benefits from excellent transport links, with easy access to the A38 and major routes to Derby and Birmingham, making it an ideal location for commuting. For families, the area is well served with good schools, which include John Taylor Free School, Rykneld Primary School, Paget High School and many more.

**Agents note:** There is a green space charge of currently £309.49 per annum.

The Land Registry document is yet to be updated to the current owners.

**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:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband and type:** Fibre – 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 D

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

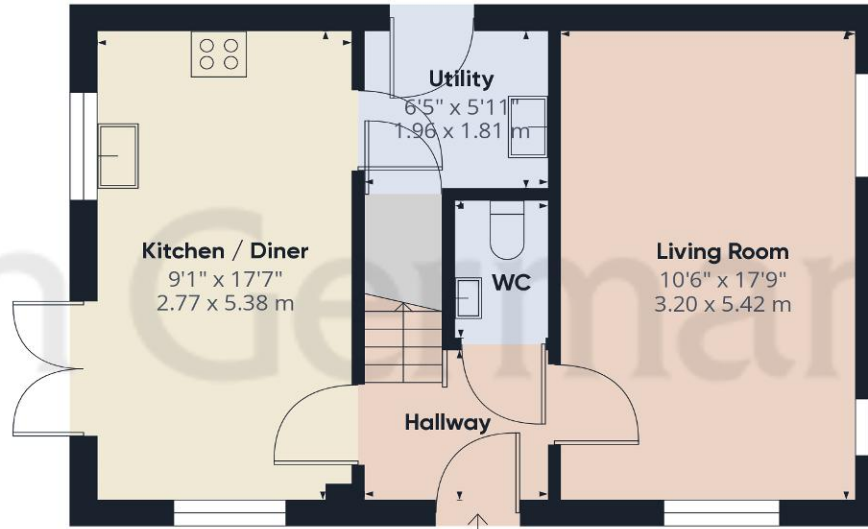
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/11092024

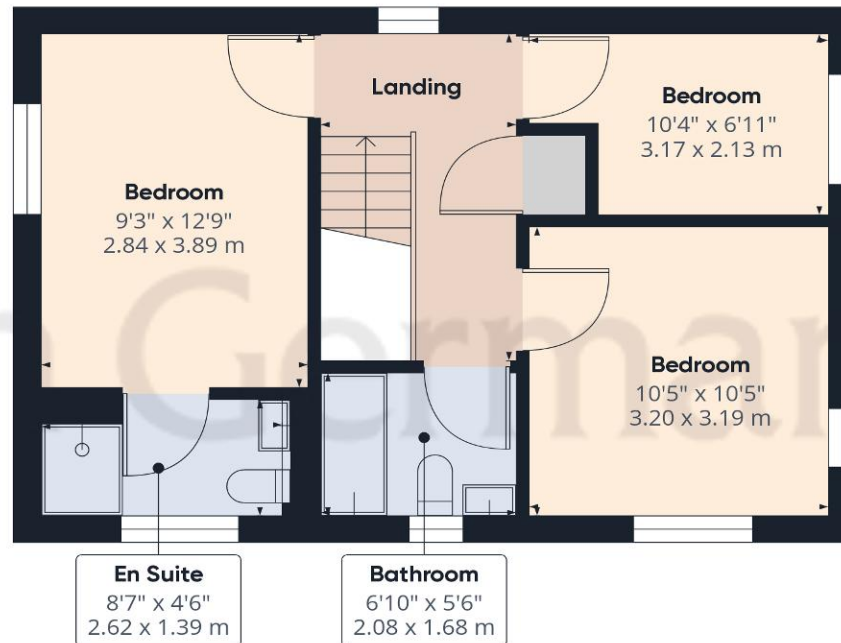
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Ground Floor



Floor 1

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

908.15 ft<sup>2</sup>

84.37 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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