

# Sanderson Close

Tatenhill, Burton-on-Trent, DE13 9FR

John German





# Sanderson Close

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Offers Over £450,000

Amazing nearly new home on a fabulous corner plot with fantastic views to front. Beautifully presented throughout and ready to move into, with highlights including two light and airy reception rooms, spacious dining kitchen, four good sized bedrooms including ensuite to master, landscaped gardens, oversized garage and double width driveway.

Situated on the popular Cameron Homes development, perfectly placed for John Taylor Free School is this stunning nearly new home ready for its new owners. Standing on a fabulous corner plot with superb views across the close to green beyond, this really could be your perfect family home.

The accommodation is beautifully presented throughout and ready to move into, beginning with a spacious reception hallway with staircase off to the first floor and doors leading off.

There are two reception rooms, both filled with natural light. The first of which is a beautifully fitted out sitting room/home office with fitted units across one wall, picture window framing views to front, additional window to side, plenty of space for a sofa, an all round fantastic second reception room with potential for a variety of uses.

Further along the hallway is a lovely dual aspect lounge with Amtico flooring, windows to side and French doors opening out to the rear gardens, with the room significantly enhanced by fitted units with storage cupboards, shelving and space for a large television.

Across the hallway is the heart of the house in the spacious dining kitchen with dual aspect with windows framing views front and rear, a perfect space to entertain with space for a dining table, together with a breakfast bar, with the kitchen area fitted with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor, dishwasher and fridge freezer. There is a door off to a useful utility room with additional appliance space with fitted units and door opening out to the rear garden.

Completing the ground floor accommodation is the guest WC with close coupled WC and pedestal wash hand basin.

To the first floor the galleried landing with window framing views to front and doors leading off to four good sized bedrooms. The master is a generous double with mirrored wardrobes with sliding doors across one wall and rear facing window with views across the garden, together with a well appointed ensuite shower room with double shower cubicle, pedestal wash hand basin and WC.

The two front facing bedrooms are both generous doubles, with bedroom four also a double bedroom, currently used as a dressing room with window framing views across the rear garden.

These three bedrooms all share a family bathroom with bath, separate shower cubicle, pedestal wash hand basin and WC.

To the rear of the property there are attractive and spacious gardens with a paved terrace wrapping around to the side of the property, offering plenty of space to catch the sun and shade, with shaped lawns, established borders, with a gate out to the driveway which offers space for two cars. The property also has the significant benefit of an oversized single garage, with an up and over front entrance door and door opening out to the rear gardens.

Agents note: The property is situated on a modern estate with private roads and there is an estate management fee of £300 per annum.

**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 and garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (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 E

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

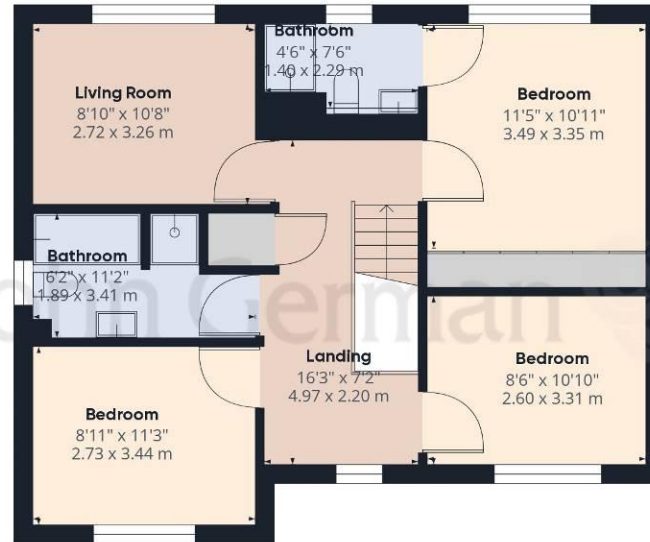
**Our Ref:** JGA14102024







Ground Floor Building 1



Floor 1 Building 1



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

1591.33 ft<sup>2</sup>  
147.84 m<sup>2</sup>

Reduced headroom

160.6 ft<sup>2</sup>  
1.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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



## 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

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**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.

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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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