



23 Hill Crest Road, Tatenhill, DE13 9GN



Overlooking pleasant communal gardens and views towards Battlestead Hill is this executive detached family home, benefitting from extensive and immaculately presented interiors, five excellent double bedrooms and landscaped gardens. Offering thoughtfully designed, contemporary open plan interiors much desired for modern day family life, the property is positioned on a private lane servicing a handful of neighbouring homes, having the communal garden opposite where pleasant walks and a route to the local free school can be accessed. The immaculate and generously proportioned interiors are finished to a superb standard, with upgraded flooring and doors, quality Neff appliances to the

kitchen and fitted wardrobes to some bedrooms, as well as landscaping to the generous rear garden which enjoys Battlestead Hill views.

The spacious central reception hall opens into two reception rooms, the first being a front-facing dining room with a traditional bay window. The lounge faces the rear aspect and has French doors opening out to the gardens, and a fabulous open plan living and dining kitchen with bifold doors also extends across the rear. also to the ground floor are a cloakroom and a utility, and the hallway also has a useful courtesy door into the double garage. To the first floor, there are five

excellent double bedrooms, sharing use of a family bathroom and a 'Jack and Jill' en suite. the principal bedroom also benefits from a modern en suite and a range of mirror fronted fitted wardrobes. Outside, the property is set along a private lane with a pleasant open aspect over communal gardens to the front. There is private parking to the fore of the double garage, and the rear garden extends to a superb size and has been landscaped with a pergola seating area, edged paving and shaped lawns. The property benefits from mains services, double glazed windows and a further six years on the NHBC warranty.

The property lies on the popular Lawnswood, a modern development set on the rural outskirts of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside.

The delightful village of Tatenhill is home to a historic church, village hall and a traditional village pub, all being steps from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. An Italian restaurant, co-op and further shops can be found in Branston which is within a short walk, with more comprehensive amenities in Barton under Needwood including a doctors, pharmacy, post office, shops, cafe and pubs. The property is also situated 2 miles from the market town of Burton on Trent where there are additional health and leisure facilities

The area is well served by highly regarded schools including All Saints Primary at Rangemore and John Taylor High in Barton under Needwood, with the John Taylor Free School being a few minutes walk away. There are an excellent range of private schools also nearby including Lichfield Cathedral, Repton and Denstone.

Ideally placed for commuters, the A38 is a few minutes away and provides swift access to Lichfield, Birmingham and Derby. Rail travel is available from Burton giving links to Derby, Birmingham and London, and the International airports of Birmingham and East Midlands are both within a short drive.

- Executive Detached Family Home
- Private Cul de Sac Setting with Open Outlook
- Desirable Modern Development
- Open Plan Family Living & Dining Kitchen
- Two Spacious Reception Rooms
- Reception Hall & Cloakroom
- Five Double Bedrooms
- Master En Suite, Jack & Jill En Suite & Family Bathroom
- Private Lane, Double Garage, Ample Parking
- Landscaped Gardens with Battlestead Hill Views
- 6 Years NHBC Warranty
- Walking Distance to Local Amenities & John Taylor Free School
- Well Placed for Commuter Routes



Reception Hall

The composite entrance door opens into this spacious central hallway, having tiled flooring, stairs rising to the first floor and a courtesy door into the garage. Upgraded oak doors open into:

Dining Room 4.02 x 3.0m (approx. 13'2 x 9'10)
An ideal formal dining room, playroom or study, having a bay window to the front

Lounge 4.85 x 4.0m (approx. 15'11 x 13'2)
A beautifully presented reception room having double doors opening out to the rear gardens

Open Plan Living & Dining Kitchen 7.8 x 6.5m (approx. 25'7 x 21'3) – max
Extending across the rear of the property, this fabulous open plan space offers versatile accommodation to suit a growing family, having bifold doors opening out to the rear gardens. The **Kitchen** comprises a range of full height, wall and base units with quartz worksurfaces over, housing an inset sink with side drainer and a range of integrated Neff appliances including dishwasher, double oven, gas hob, fridge and freezer. A window faces the rear aspect, the worktops extend to one side to create a breakfast bar, and tiled flooring extends into the **Dining Area** and **Family Room**. A door from the kitchen opens into:

Utility 1.95 x 1.75m (approx. 6'5 x 5'9)
Fitted with units coordinating with those of the kitchen, housing an inset sink and spaces for a washing machine and tumble dryer. A door opens out to the side aspect and there is a useful under stairs storage cupboard to one side

Cloakroom
Fitted with wash basin and WC, with tiled flooring and an obscured window to the side

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Stairs rise to the first floor **Part-Galleried Landing**, where there is access to the loft and doors open to a useful **Laundry Cupboard** and to the **Airing Cupboard** which houses the pressurised water cylinder. Doors open into:

Master Bedroom 4.2 x 4.06m (approx. 13'9 x 13'4)

A spacious principal bedroom having a window to the front with open views and a range of mirror fronted fitted wardrobes. With private use of:

En Suite 2.6 x 2.59m (approx. 8'8 x 8'6)

A modern suite comprises twin wash basins, WC and double shower, with tiled flooring and splash backs, an obscured window and a heated towel rail

Bedroom Two 3.9 x 3.8m (approx. 12'9 x 12'5)

Another good sized double room having a window to the front. A door opens into:

Jack & Jill En Suite 2.94 x 1.2m (approx. 9'8 x 3'11)

comprising a fitted wash basin, WC and double shower, with feature tiling to the splash backs, tiled flooring, an obscured window and a heated towel rail

Bedroom Three 4.1 x 3.8m (approx. 13'5 x 12'5)

With a window to the rear aspect

Bedroom Four 4.03 x 3.96m (approx. 13'3 x 13'0)

Having a window to the rear

Bedroom Five 3.35 x 2.8m (approx. 11'0 x 9'3)

A fifth double room ideal as a study or games room, having a window to the rear

Family Bathroom 3.0 x 1.7m (approx. 9'10 x 5'7)

Fitted with a four piece suite having fitted wash basin, WC, bathtub and separate double shower, with tiled flooring and splash backs, a heated towel rail and an obscured window to the rear









Floor Area: 2,206 ft²

Outside

The property resides on the popular Lawnswood, a modern development positioned in Staffordshire countryside between the communities of Tatenhill and Branston. A private cul de sac servicing two other properties leads to the front aspect where there is parking to a private driveway, as well as access into the garage. An EV charging point is included in the sale. The property enjoys an idyllic outlook over communal gardens, where pathways lead through the development and towards Battlestead Hill

Double Garage 5.38 x 4.85m (approx. 17'8 x 15'1)

with a manual entrance door, power, lighting and a courtesy door into the **Reception Hall**

Landscaped Gardens

The rear garden extends to a good size and has been landscaped to a superb degree, with shaped lawns, feature paving and a pergola seating area. Views towards Battlestead Hill can be enjoyed, and the garden has exterior lighting and a water point. Gated access to one side leads back out to the front aspect

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.