



5 Coronation Cottages, Main Street, Tatenhill, DE13 9SF

Offered with the benefit of no upward chain is this well presented two bedroom semi detached home, enjoying a west facing garden, dual aspect countryside views and a tranquil setting in this desirable village. Having received upgrades to include a refitted kitchen, a ground floor wet room and landscaping to the outside space, this traditional property offers generously proportioned living accommodation and two double bedrooms, being an ideal downsize, young family home or first time buy within this peaceful setting. The entrance hall opens into a spacious lounge with wood burning stove, with a modern refitted kitchen set extending to the rear aspect. A wet room has been added to one side of the kitchen, which could be removed to allow for a dining area within the kitchen. Two double bedrooms share use of a first floor shower room, and a well tended rear garden provides ample exterior storage as well as pleasant countryside views. There is extensive parking to the front aspect which also enjoys open views, and the property is serviced by oil central heating, mains drainage and double glazed windows.

The cottage lies in the heart of Tatenhill, combining the ideals of easy access to amenities as well as a scenic semi-rural location. The traditional village of Tatenhill is home to a popular local pub, village hall, a bowling green and the Adventure Farm and National Forest Maize Maze, and further amenities including a Post Office, pharmacy, doctors surgery and Holland Sports Club can be found in Barton under Needwood which is just 5 miles away. Accessible within a few minutes' drive, the market town of Burton on Trent is home to a superb range of shopping and leisure facilities including a cinema, shopping centres, cafes, restaurants and a library. The village is conveniently placed for access to the A515, A38 and A50, with a regular public bus route running close by and a train station located in Burton on Trent providing direct links to Derby and Birmingham. The area is also well served by Ofsted rated 'Outstanding' schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with an excellent range of private schools also nearby including Smallwood Manor and Repton.



- Traditional Semi Detached Home
- Offered with No Chain
- Dual Aspect Countryside Views
- Potential to Extend (STPP)
- Spacious Lounge
- Modern Refitted Kitchen
- Ground Floor Shower Wet Room
- Two Double Bedrooms
- First Floor Shower Room
- Ample Parking to Private Drive
- West Facing Rear Garden
- Tranquil & Desirable Village Setting
- 'Outstanding' School Catchment

**Entrance Hall** 1.2 x 1.19m (approx. 3'11 x 3'10)  
A Porch leads to the UPVC entrance door into the hallway, where stairs rise to the first floor and a door opens into:

**Lounge** 4.2 x 3.6m (approx. 13'9 x 11'10)  
A spacious reception room having a window to the

front and a wood burning stove set to tiled hearth. A door opens into:

**Refitted Kitchen** 3.46 x 2.52m (approx. 11'4 x 8'3)  
A modern range of wall and base units house an inset sink, integrated electric oven with induction hob over, integral microwave and spaces for appliances including fridge freezer and washing machine, with a window to the rear overlooking the garden and views beyond. Tiled flooring extends throughout, French doors open out to the rear and a door opens into:

**Wet Room** 2.05 x 1.52m (approx. 6'8 x 4'11)  
Doubling as a guests WC, having wash basin, WC and shower, with tiled flooring, aqua boarding to the walls and an obscured window to the side







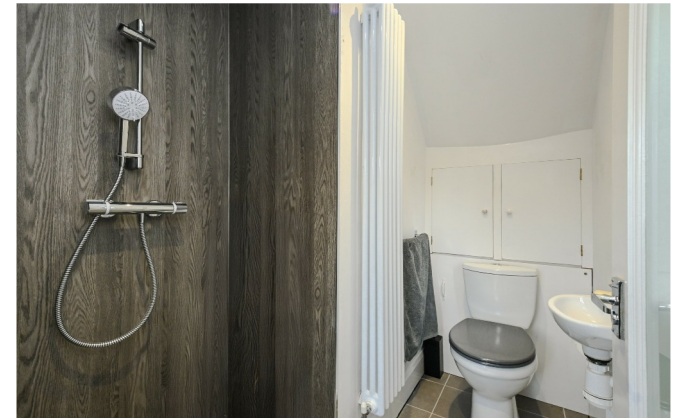
Stairs rise to the first floor **Landing**, having a window to the side and doors opening into:

**Master Bedroom** 3.84 x 3.36m (approx. 12'7 x 11'0)

A spacious double room having a range of fitted wardrobes and a window to the front overlooking idyllic views

**Bedroom Two** 3.33 x 3.9m (approx. 10'11 x 9'5)  
Another good sized double room having a window to the rear enjoying rural views

**Shower Room** 2.0 x 1.78m (approx. 6'6 x 5'9)  
Comprising wash basin set to vanity unit, WC and shower cubicle, with tiled walls, an obscured window to the rear and aqua boarding to the walls





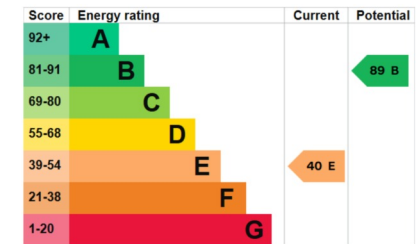


### Outside

The property is set back from the lane beyond a generous frontage laid to a block paved driveway with parking for a number of vehicles. The drive extends to the side of the property where there is gated access into the garden, and idyllic views over fields can be enjoyed to the front aspect

### West Facing Garden

A paved terrace is set adjacent to the property, having doors opening to two useful storage sheds. Steps rise to a slate gravelled area edged with railway sleepers and housing a small ornamental pond, with lawns edged with mature hedging and well stocked borders. There is exterior lighting and a water point, the garden backs onto open countryside and enjoys a sunny westerly aspect



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