



1 Manor Croft, off Main Street, Tatenhill, DE13 9SD



A beautifully presented and much improved detached three bedroom bungalow set within the popular village of Tatenhill. Having been substantially upgraded by the current vendors, this immaculately presented detached home is finished to a high specification and benefits from new double glazed windows and doors throughout, a refitted boiler and oil tank, Megaflow pressurised water system and internal fittings to include a quality kitchen with Neff integral appliances, refitted utility and refitted bathrooms. The interiors comprise entrance hall, reception hall, two reception rooms including a stunning lounge, conservatory, breakfast kitchen, utility and cloakroom, with three bedrooms (one currently used as a study) serviced by a master en suite and bathroom. Outside is off street parking for three vehicles as well as access into the double garage, with well tended

gardens extending to all sides of the property enjoying privacy to all sides.

Tatenhill is a delightful village home to a church, thriving village hall and a traditional pub, all just a stone's throw away from rural walks through the surrounding countryside. Further amenities are available in the nearby village of Barton under Needwood, where a doctors, pharmacy, post office, shops, village cafe and pubs can be found. The village is situated just south of Burton upon Trent, where access is easily available to the A38 for fast travel to Lichfield, Derby and Birmingham. National and regional rail travel is available from Burton upon Trent, Lichfield and Tamworth and the area is well served by local schools including the All Saints Primary at Rangemore and John Taylor secondary school in Barton under Needwood.

- Spacious Detached Bungalow
- Offered with No Upward Chain
- Popular Rural Village Location
- Upgrades including Refitted Boiler, Oil Tank, Windows and Internal Fittings
- Entrance & Reception Halls
- Two Reception Rooms & Conservatory
- Refitted Kitchen, Utility & Cloakroom
- Three Double Bedrooms
- Master En Suite & Bathroom
- Well Tended Corner Plot Gardens
- Double Garage & Parking

Entrance Hall 2.0 x 1.4m (approx 6'9 x 4'9)
With tiled flooring and a window to the side, this entryway opens into **Reception Hall** 3.3 x 3.0m (approx 10'9 x 9'10), a spacious hallway having a light tunnel providing plenty of natural light and doors off into:

Stunning Lounge 7.8 x 4.9 (approx 25'6 x 15'11)
An impressive and spacious room having windows to the side aspect and an electric fire inset to limestone hearth and mantelpiece. Double doors into:

Conservatory 3.53 x 2.93 (approx 11'6 x 9'7)

Having windows overlooking and double doors out to the rear gardens

Dining Room 4.34 x 3.0m (approx 14'3 x 9'10)
Double doors open from the **Lounge** into this spacious reception room, having a window to the side and doors to the **Reception Hall** and:

Breakfast Kitchen 4.2 x 3.6m (approx 13'8 x 11'8)
Being fitted with a range of gloss wall and base units having complementary worktops over, housing inset one and a half composite sink with side drainer and integral Neff appliances including oven with slide away door, microwave, dishwasher, induction flex hob with extractor above, larder fridge and freezer. The kitchen has tiled flooring, a window to the front and a door into:

Utility 3.6 x 1.8m (approx 11'8 x 5'9)
Fitted with wall units, base cupboards and full height storage, housing inset sink with side drainer and spaces for a washing machine, tumble dryer and freezer. With tiled flooring, a window to the front and door out to the gardens

Refitted Cloakroom
Pedestal wash basin, tiled splash backs, low level WC, tiled flooring and an obscured window





The **Reception Hall** leads into the **Hallway**, having loft access point to a partially boarded loft and doors of to the **Airing Cupboard** (housing the Megaflow tank) and:

Master Bedroom 3.6 x 3.5m (approx 11'9" x 11'4") With a window to the side aspect and private use of:

Refitted En Suite 2.5 x 1.2m (approx 8'0" x 3'11") Fitted with a modern suite comprising wash basin and low level WC fitted to vanity unit and a double shower cubicle, having tiled splash backs, vanity mirror with shaver point, demister and lighting, a chrome heated towel rail and an obscured window to the rear



Bedroom Two 4.2 x 3.0m (approx 13'8" x 9'11") max measurements

Another good sized double room having windows to two sides and a range of fitted furniture including wardrobes, dressing room and drawers

Bedroom Three 3.0 x 2.8m (approx 9'10" x 9'0") Currently used as a study but is ideal as a third

double room. With a window to the front

Refitted Bathroom 3.5 x 1.9m (approx 11'4" x 6'4") Comprising pedestal wash basin, low level WC and double ended bathtub with shower unit over, having tiled splash backs, vanity mirror with shaver point, demister and lighting, a chrome heated towel rail and an obscured window to the rear





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	59
(21-38) F	
(1-20) G	75
Not energy efficient - higher running costs	

Outside

The property sits on a quiet cul de sac servicing just three homes. Occupying a corner plot, there is parking to the front aspect for three to four vehicles to the block paved driveway which gives access into the **Double Garage**, having an electric entrance door and further courtesy door to the rear gardens. Well tended lawns are edged with a mature hedge providing privacy and there is gated access into the rear garden to either side

Gardens

Immaculately tended gardens lie to the side of the bungalow, having stocked flower beds, mature foliage, a water feature and a block paved patio which leads onto shaped lawns. Further lawns rise to a higher level, having a brick wall perimeter to the garden and enjoying an open aspect over farmland. The plot extends to the rear of the property where there is a garden shed. The oil tank and bins are stored discreetly to the other side

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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.