



THE  
CROFT

POSTERN ROAD  
TATENHILL

Burton-On-Trent | DE13 9SJ

# A DESIRABLE PLACE TO LIVE



TATENHILL

Glebe Homes latest development offers the rare opportunity  
of acquiring an individually designed home,  
in a peaceful rural location.



FOUR EXCLUSIVE DWELLINGS



**PLOT 1+2** 3 Bed Detached House (Dormer Bungalow)



**PLOT 3+4** 3 Bed Detached Bungalow



# WELCOME TO TATENHILL

Become part of a friendly and welcoming community at Postern Road Tatenhill, our latest development of four homes comprising of two 3 x bedroom detached bungalows and two 3 x bedroom detached houses (dormer bungalow).

The surroundings are idyllic and rural overlooking open fields perfect

for the great outdoors. The area has many local footpaths and open spaces to take advantage of, whether that's walking the dog, cycling, or a relaxing evening stroll.

There's also the convenience of having all daily amenities just a few minutes drive into Burton on Trent.



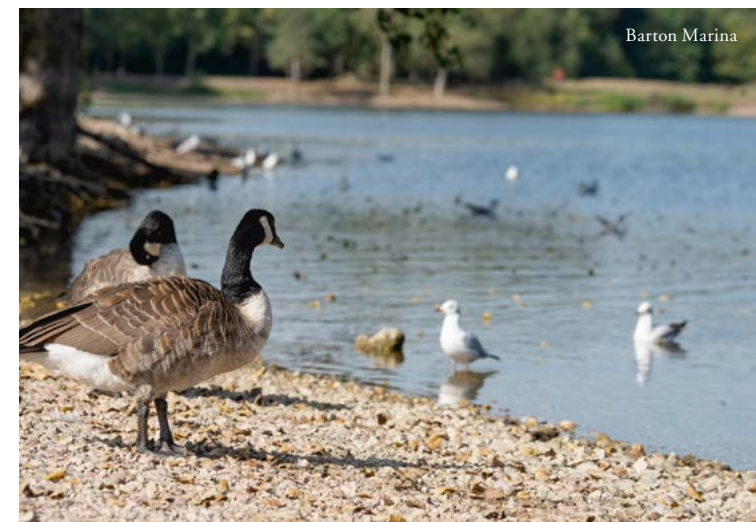
St Michael and All Angels Parish Church



Postern Road, Tatenhill



The Horse Shoe Inn, Tatenhill



Barton Marina



Barton Marina



# YOUR AREA

Postern Road and the surrounding villages have a wide range of thriving Inns and Restaurants, serving an excellent range of food, including fine dining options for that special occasion.

Offering excellent transport links to main routes, A38, A50, M1, M42 and M6, an easy commute to Derby, Birmingham, Lichfield,

Stoke, and only 7 minutes drive to Burton train station.

Those with children will also be pleased to know about the local schools some of the nearest are All Saints Primary School and John Taylor Free School both rated “Outstanding” by Ofsted.





# FINISHED WITH PRIDE

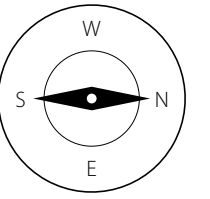
All our homes are beautifully designed and built to the highest possible standards; using only quality materials, top of the range furnishings & fittings, and our attention to detail ensures we build you a home you will love.



Photos are indicative of previous builds







# YOUR PERFECT HOME

Choosing a home is one of life's most important decisions. With Glebe Homes you can be sure you're investing in the very best, with these four stunning new homes located on Postern Road.

These properties are individually designed two 3 x bedroom detached bungalows, and two 3 x bedroom detached houses (dormer bungalow) located off a private drive. These high-quality spacious properties combine traditional style with today's modern living requirements.



**PLOT 1+2**  
3 Bed Detached House  
(Dormer Bungalow)



**PLOT 3+4**  
3 Bed Detached Bungalow



*These plans are correct at the time of going to press, but may be subject to change during construction.*



# PLOT 1+2

3 BED DETACHED HOME (DORMER BUNGALOW)





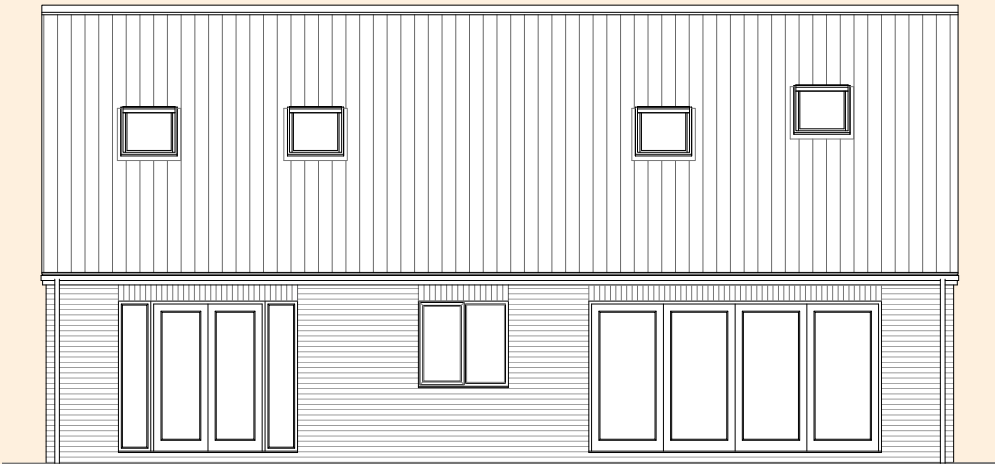
# PLOT 1+2

## EXTERIOR ELEVATIONS & FLOOR PLAN

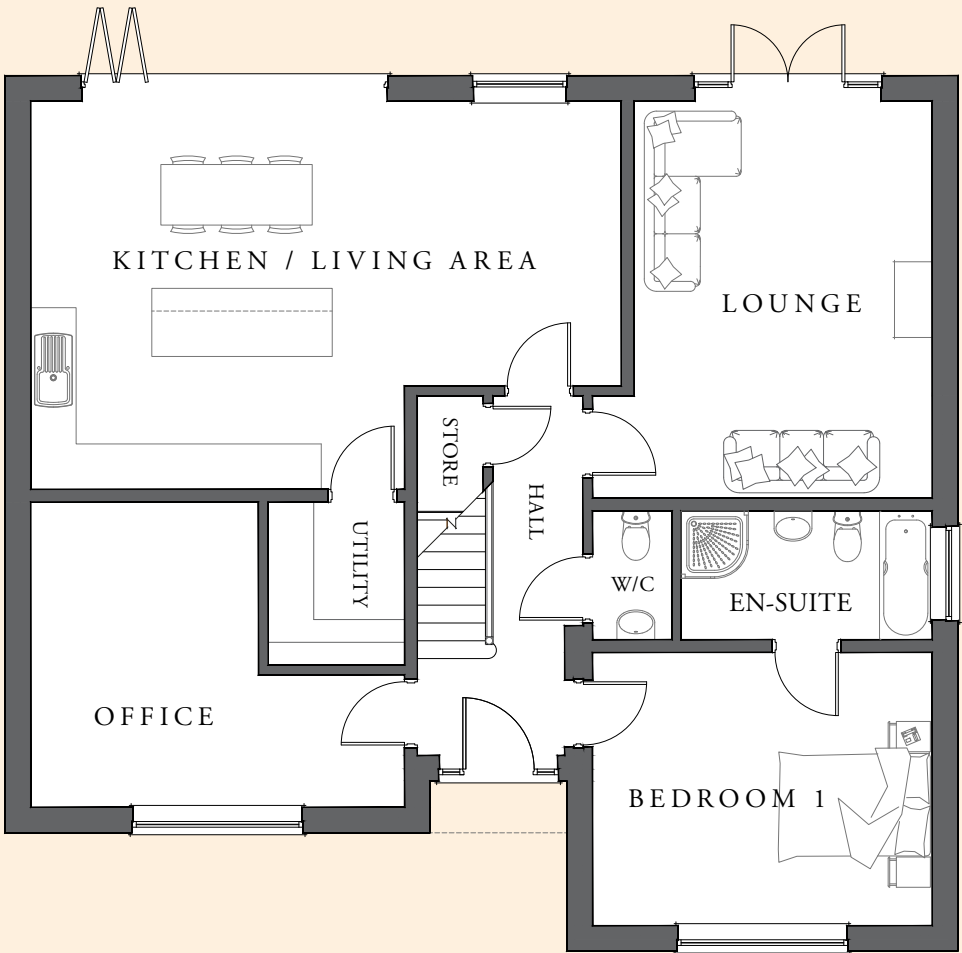
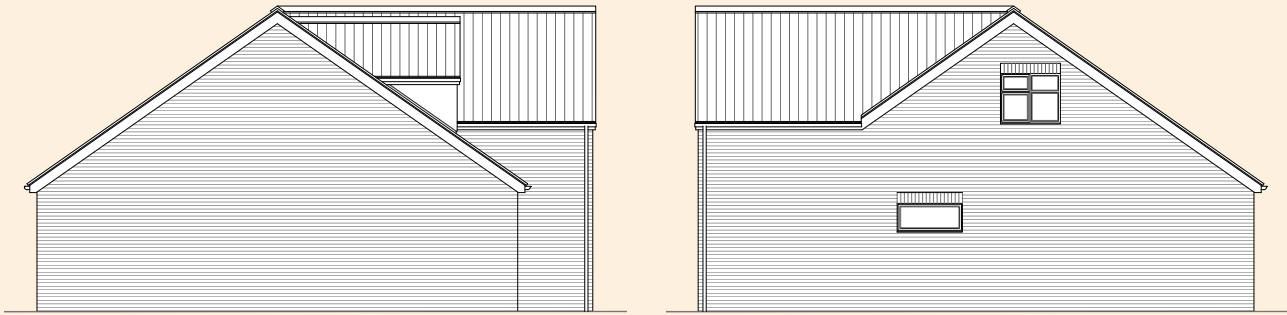
FRONT



REAR

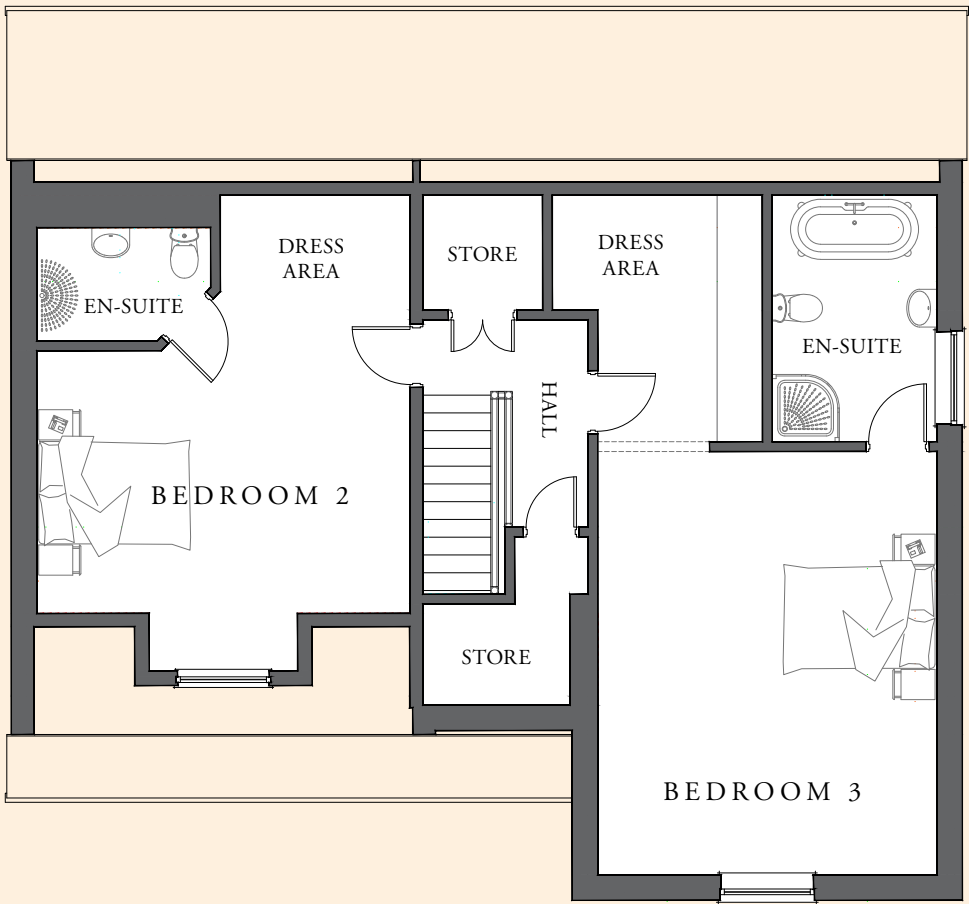


SIDE



### GROUND FLOOR

- KITCHEN / LIVING AREA  
5.13m x 8.7m  
16' 9 x 28' 6
- UTILITY  
2.15m x 1.8m  
7' 5 x 5' 9
- OFFICE  
4.95m x 4.5m  
16' 3 x 14' 8
- BEDROOM 1  
4.5m x 3.6m  
14' 8 x 11' 9
- EN-SUITE  
1.7m x 3.4m  
5' 6 x 11' 2
- W / C  
1.1m x 1.7m  
3' 5 x 5' 6
- LOUNGE  
4m x 5.3m  
13' 0 x 17' 3



### FIRST FLOOR

- BEDROOM 2  
4.5m x 5.6m  
14' 8 x 18' 4
- EN-SUITE  
2.2m x 1.3m  
7' 2 x 4' 3
- DRESS AREA  
1.3m x 2.8m  
4' 2 x 9' 1
- BEDROOM 3  
5.0m x 5.5m  
16' 3 x 18' 3
- DRESS AREA  
2.6m x 1.5m  
8' 5 x 5' 0
- EN-SUITE  
2.4m x 1.5m  
7' 9 x 5' 0

*These plans are correct at the time of going to press, but may be subject to change during construction.  
Room sizes are approximate and elevation treatments may vary. Kitchen and bathroom layouts are indicative.*



# PLOT 3 + 4

3 BED DETACHED BUNGALOW





# PLOT 3+4

## EXTERIOR ELEVATIONS & FLOOR PLAN

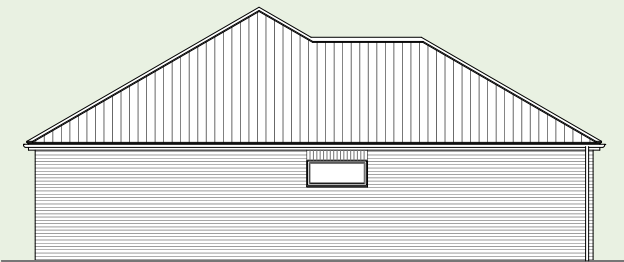
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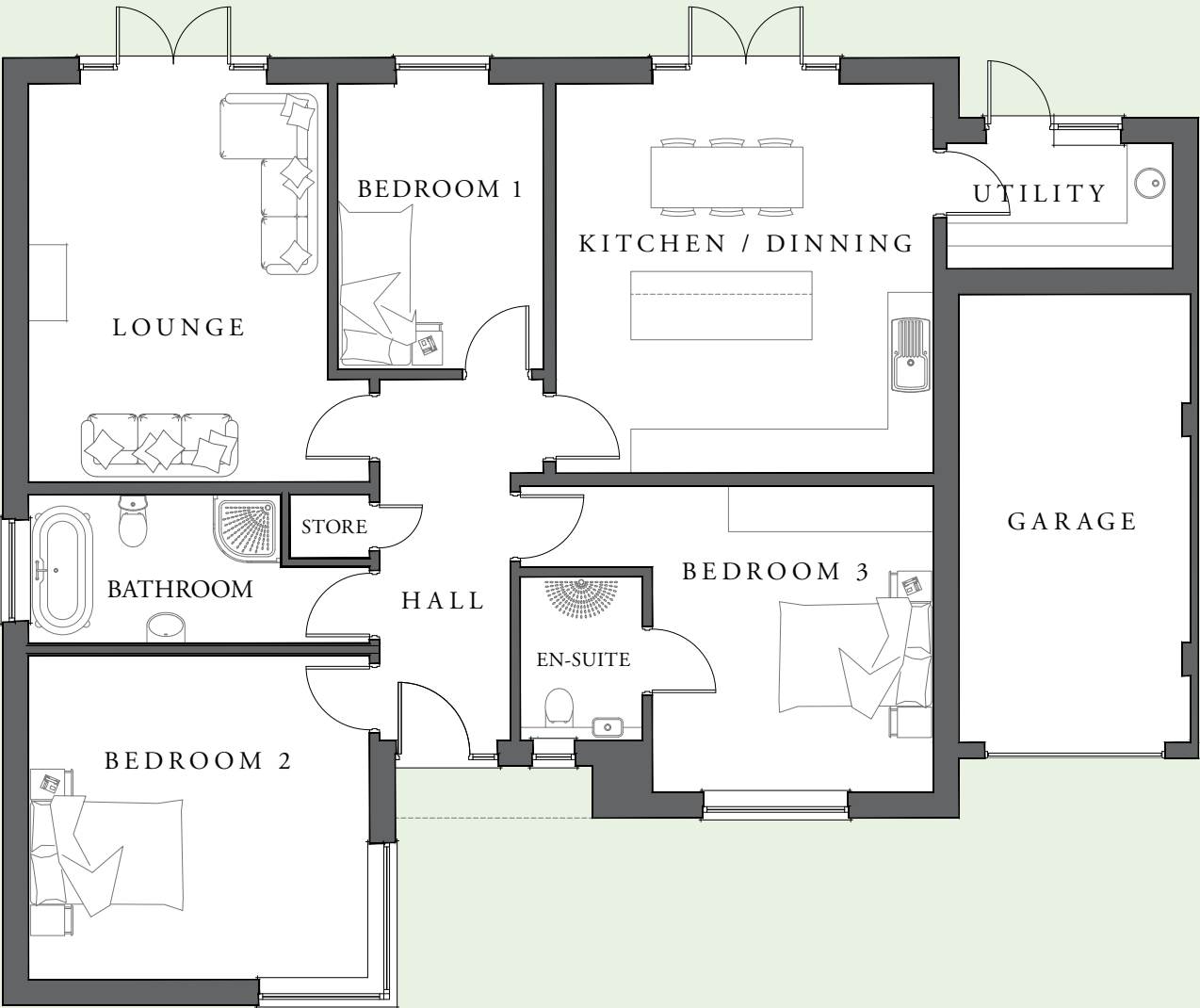
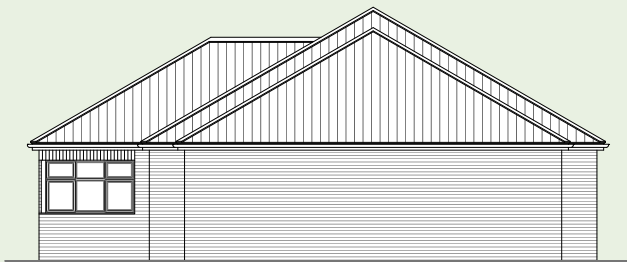
REAR



SIDE



SIDE



## FLOOR PLAN

LOUNGE  
3.9m x 5.3m  
12' 9 x 17' 2

BEDROOM 1  
2.7m x 3.8m  
8' 9 x 12' 5

BEDROOM 2  
4.7m x 5.1m  
14' 0 x 12' 5

BEDROOM 3  
3.7m x 4.5m  
12' 2 x 14' 8

EN-SUITE  
2.2m x 1.6m  
7' 5 x 5' 3

BATHROOM  
3.4m x 2.0m  
11' 0 x 6' 4

KITCHEN / DINNING  
5.0m x 5.2m  
16' 4 x 16' 8

UTILITY  
3.0m x 1.7m  
9' 9 x 5' 4

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# HOME SPECIFICATIONS

## EXTERNAL

Landscaped garden with turfed lawns  
High quality double glazed PVC-U windows  
Composite doors front and back  
Chrome door furniture  
Outdoor weatherproof socket  
Paving to external areas  
Exterior LED lighting

## HEATING & PLUMBING

Energy efficient gas fired central heating  
Underfloor heating (Bungalows only)  
Outside water tap

## KITCHEN & UTILITY

Traditional or contemporary design  
Energy efficient appliances  
Integrated oven and hob  
Integrated fridge freezer  
Integrated washer dryer  
Integrated dishwasher  
Built-in microwave

## INTERNAL FINISH

Floor coverings throughout  
Decorated throughout  
Polished chrome door furniture and ironmongery  
Oak finish internal doors

## ELECTRICAL

Spotlights to lounge, hallway, kitchen, utility room, bedrooms, bathroom, and en-suite  
Shaver sockets to bathroom and en-suites  
Power points & lights to garage (Bungalows only)  
TV points to all rooms  
Intruder and smoke alarms  
BT point  
Chrome sockets to kitchen above work tops  
White sockets and switches to remaining  
Strip LED lights under kitchen wall units  
100% Energy efficient light fittings

## BATHROOM & EN-SUITE

Half tile to wet walls with fully tiled shower  
Contemporary white sanitary ware throughout  
Chrome towel rail to bathroom and en-suites  
Contemporary chrome taps and fittings  
Shower to all bathrooms  
Bath in main bathroom

## OPTIONAL EXTRAS

CCTV camera  
Automated garage door  
Granite worktops to kitchens  
Fitted wardrobes to bedrooms

*Photos are indicative of previous builds*



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# BUILDING QUALITY HOMES

Every Glebe Home must not only meet our own strict quality control standards, but also has the advantage of a 10 year warranty. This gives all our customers the reassurance that every key stage of construction has been subjected to the most stringent checks, ensuring our quality craftsmanship meets with building approval standards.

Glebe Homes have been using our knowledge, and experience, to produce quality developments throughout the East Midlands area. We strive to build homes with style and character that, whilst enhancing the local environment, are in keeping with existing properties in the area.

**SCARGILL  
MANN & CO**  
EST. 1995

To arrange a viewing or gain further information about these homes, please contact our selling agent Scargill Mann & Co.

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**Email:** [burton@scargillmann.co.uk](mailto:burton@scargillmann.co.uk)





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