



£369,995

4 Bedroom Semi-Detached House for sale  
25 CHAPEL LANE, RANGEMORE, BURTON-ON-TRENT



**EweMove**  
SALES AND LETTINGS





## Overview

Located in the idyllic village of Rangemore, this family home has been thoughtfully designed living accommodation with annexe potential or work from home facilities. An air source heat pump, complemented by solar panels, makes this home extremely energy efficient.



## Key Features

- Open Views - Idyllic Location
- Energy Rating - B
- Solar Power & Air Source Heat Pump
- Two Log Burners
- Ground Floor Extension - Potential Annexe
- Stunning Kitchen/Diner
- Private Driveway
- Village Primary School & Nursery
- Close To Byrkley Park Garden Centre
- CALL 24/7 / BOOK ONLINE TO VIEW













## Spacious and Sustainable Living with Countryside Charm

Step into this captivating home, offering 1,500 sq. ft. of thoughtfully designed living accommodation with annexe potential or work from home facilities. An air source heat pump, complemented by solar panels, makes this home extremely energy efficient.

### Ground Floor

To your right, a stunning front-to-rear living room beckons with its cozy log burner set into a recessed hearth-perfect for winter evenings. French doors lead seamlessly to a double-glazed conservatory with laminate flooring.

Adjacent to the lounge is a character-filled snug, where an exposed brick fireplace with an inset log burner becomes the centrepiece. This warm, inviting space boasts dual-aspect windows and a half-glazed door that opens to a rear hallway.



From here, access the garden or retreat indoors to enjoy the utility/shower room, complete with stylish tiled walls and floors, a walk-in shower, and all the practical conveniences you could need.

A versatile annex bedroom or study is conveniently located near the utility space, offering flexibility for guests, home working, or additional family living.

At the heart of the home lies a breathtaking refitted breakfast kitchen. Designed to impress, it features sleek base and wall units, a ceramic sink, and a premium SMEG range cooker with an induction hob and extractor hood. French doors invite the outdoors in, opening onto the rear garden to create the perfect setting for alfresco dining or morning coffee.



## First Floor

Upstairs, the charm continues with a landing that enjoys natural light from a front-facing window and access to the loft via a drop-down ladder. The master bedroom boasts dual-aspect countryside views and two built-in wardrobes. The second double bedroom offers equally stunning countryside views, while a third single bedroom provides flexibility for family or hobbies. All bedrooms share a contemporary, fully tiled bathroom with a P-shaped bath, overhead shower, and chrome towel rail.

## Outdoor Haven

Outside, the property delights with an expansive tarmac driveway accommodating up to three vehicles, a practical bike store, and a bin store. A side gate leads to the rear garden, where open countryside views provide the perfect backdrop to this outdoor oasis.

The garden itself is a thoughtfully curated space, featuring ornamental borders, and raised vegetable beds for green-thumb enthusiasts. Slate patios and pathways weave through the garden, creating inviting spots for relaxation or entertaining. A timber shed and summer house add charm and practicality, while PIR lighting ensures both convenience and security.

## Sustainability Meets Modern Comfort

With an air source heat pump, solar photovoltaic panels, and no reliance on mains gas, this home champions sustainable living without compromising on comfort. Mains water, drainage, and electricity ensure all modern conveniences are at hand.

## The Perfect Balance

Nestled in serene countryside surroundings yet equipped with every modern amenity, this property offers a lifestyle of comfort, sustainability, and charm - truly a place to call home.



# Floorplans

GROUND FLOOR  
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

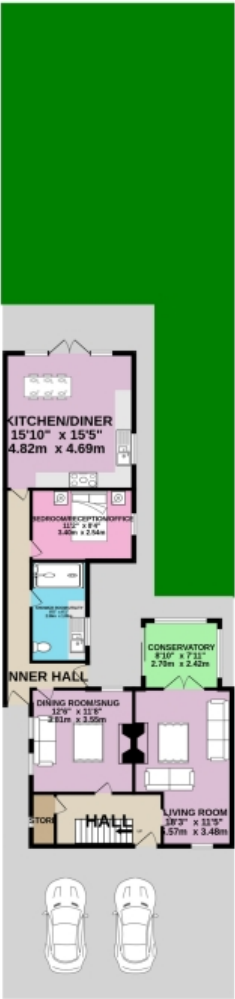


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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# Floorplans

GROUND FLOOR

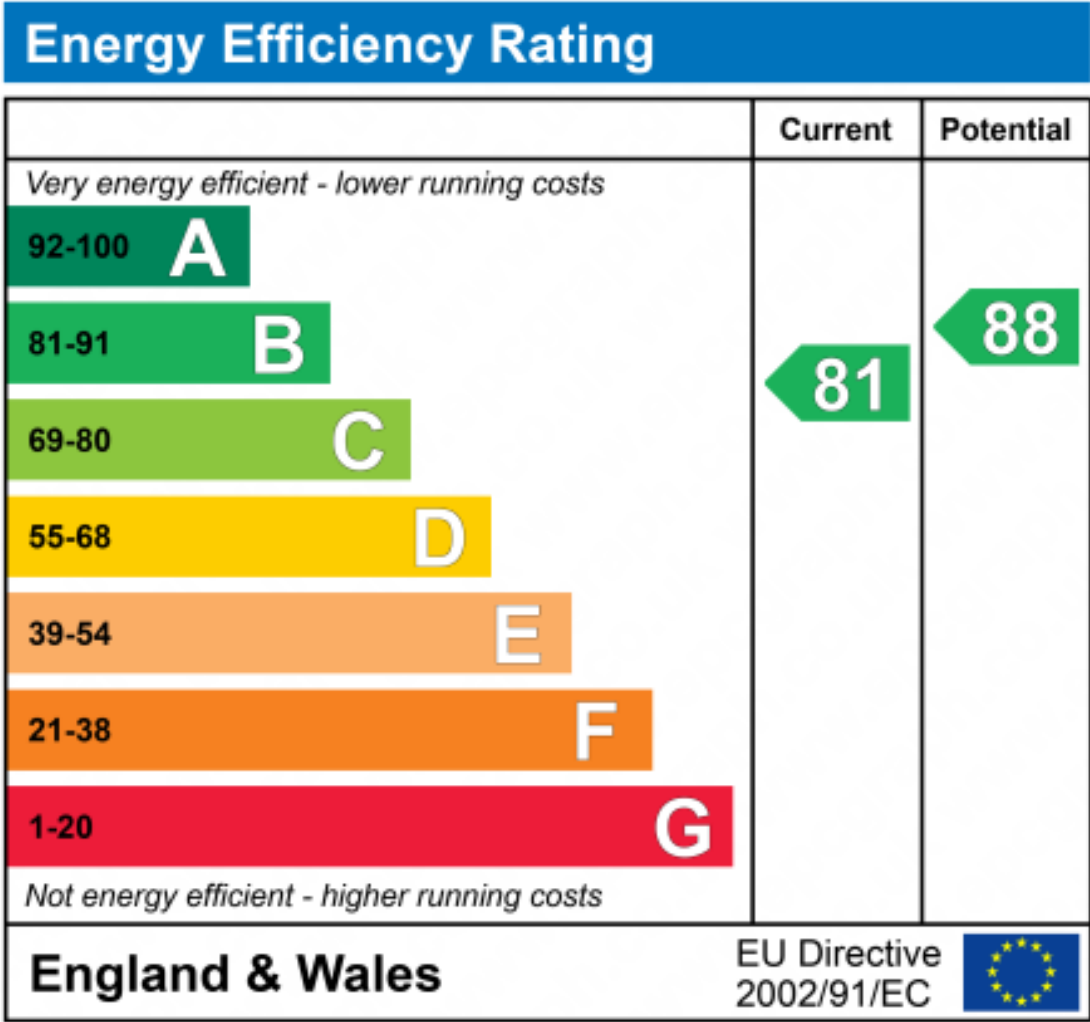


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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