

Foxglove Close

Tutbury, Burton-on-Trent, DE13 9PR

John 
German





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£409,950

This could be your perfect family home, standing on a superb south facing garden plot with a generous drive and well designed accommodation including two reception rooms, impressive open plan kitchen dining/living, utility and master bedroom with en suite in a charming village location.



Situated on the popular modern Heritage Park estate, this superb home built by Miller Homes stands on a wonderful garden plot with south facing rear garden together with a generous drive and detached single garage in the popular village location of Tutbury – famous for its castle along with its charming High Street with a range of boutique stores, pubs, shops and neighbouring the village of Hatton with its train station.

The house is beautifully presented throughout and ready to move into, set behind a low maintenance front garden with front entrance door opening into the reception hall with staircase off to first floor.

There is a light and spacious lounge with bay window framing views to front and the second reception room offers an ideal home office/study or snug currently used as a playroom.

The highlight of the ground floor is an impressive open plan kitchen dining/living room with a range of base and eye level units with work surfaces over with matching centre island and integrated oven, hob, extractor, fridge freezer and dishwasher. There is a generous dining area with French doors opening out to rear garden and utility room off with additional appliance space, base units and door to side.

Completing the ground floor accommodation is the guest WC which is of a good sized with WC and wash hand basin.

To the first floor a light, bright galleried landing has doors leading off to four good sized bedrooms. The master is a particularly impressive double with fitted wardrobes and a well appointed modern En suite shower room with shower cubicle, WC and wash hand basin.

Bedrooms two and three are both doubles while bedroom four is a generous single. These three bedrooms all share a family bathroom with a modern white suite.

Garden to rear features a superb, paved terrace with shaped lawns, established borders and trees with a side gate opening out to driveway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

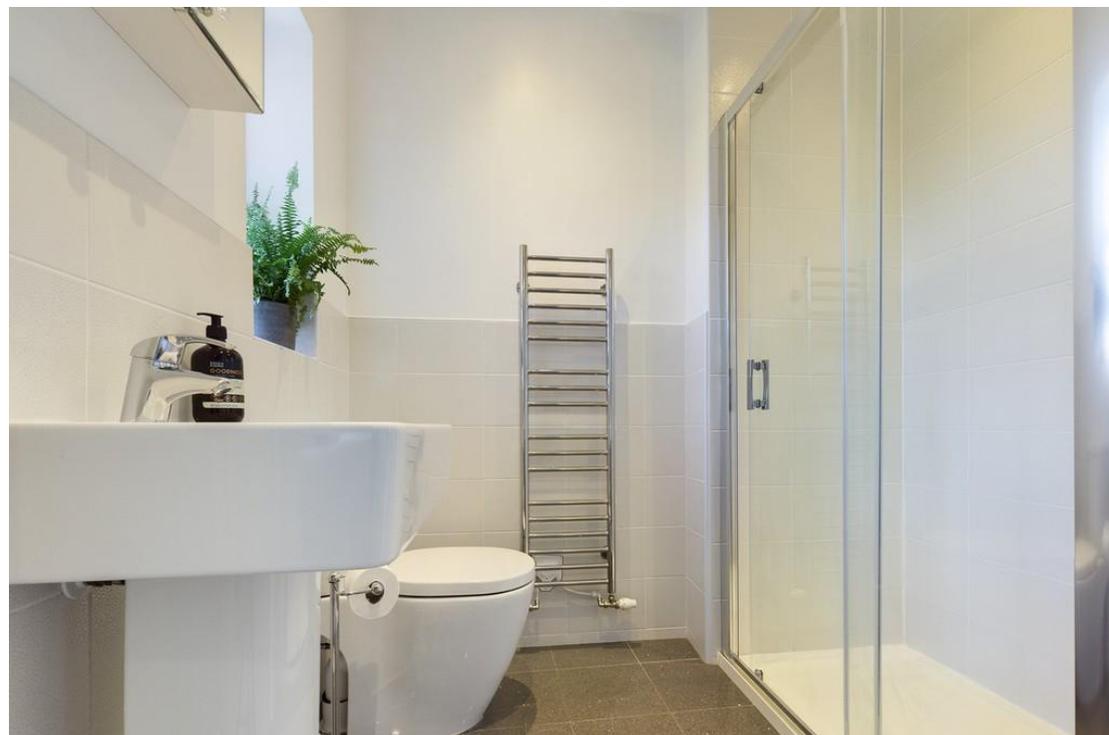
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

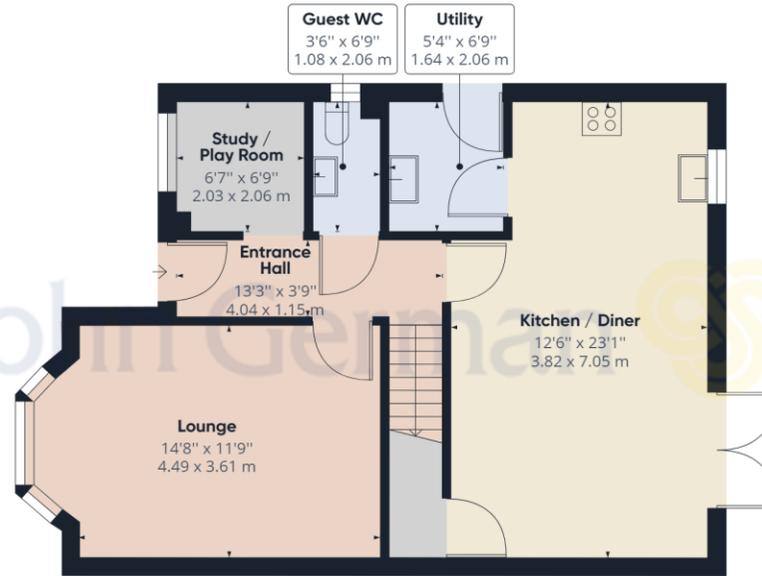
Useful Websites: www.eaststaffsbc.gov.uk

Our Ref: JGA/10082022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E





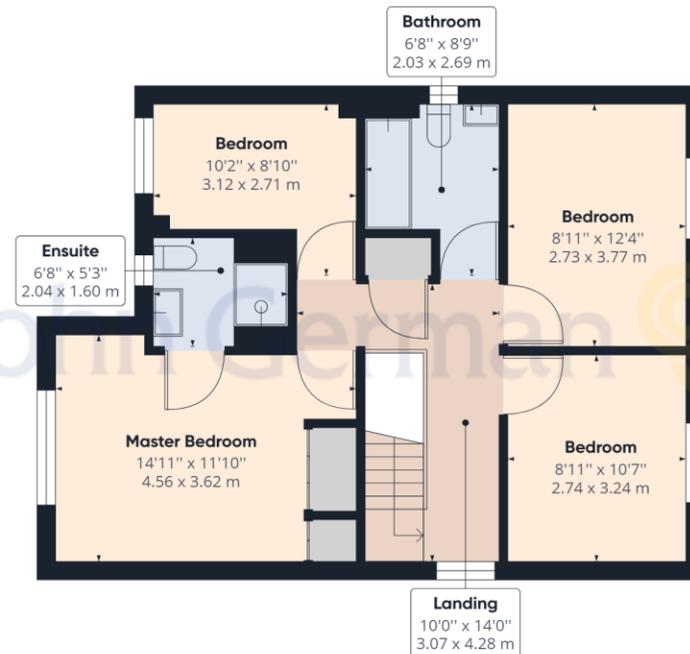


Ground Floor Building 1

Approximate total area⁽¹⁾

1282.75 ft²

119.17 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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