

# Primrose Drive

Tutbury, Burton-on-Trent, DE13 9LQ

John  
German







# Primrose Drive

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£380,000

Wonderful detached home with a modern kitchen and a fantastic extension, highlights including a spacious lounge, three double bedrooms, driveway and detached garage.





Tutbury is a large village in the county of Staffordshire and located 4 miles from Burton-on-Trent and 13 miles from Derby. Tutbury is famous for its medieval castle and vibrant centre, there are a number of antique and craft shops in the village, as well as independent cafes, pubs and takeaways. There is a nearby railway station in the neighbouring village of Hatton with a station car park providing access to Derby, London and Crewe. East Midlands Airport is located within 25 miles.

A pathway leads to the front entrance door which opens out into the main reception hallway where on the left-hand side there is a spacious storage cupboard which is a practical for shoes and coats.

The stunning contemporary kitchen is stylishly appointed with a range of high gloss white and grey wall cabinets that wrap around three walls. Integrated appliances comprise an oven, hob, extractor fan and dishwasher. There is plenty of space for a seating area and a spacious pantry on the left-hand side of the kitchen provides the perfect storage area. Just off the pantry is a handy utility room with space for house appliances and access to the guest's WC.

Stepping back into the hallway you will find the entrance into the full depth family lounge which has superb sash windows with made to measure blinds. To the rear of the lounge there is a fantastic extension which has created the perfect family sized dining space with French doors giving access to the rear garden. Leading off is a double bedroom overlooking the garden.

Climb the stairs to the first floor onto the semi-galleried landing that leads to the master bedroom which benefits from a modern en-suite shower room with contemporary wall tiling. There are two additional bedrooms served by a sizeable family bathroom having complementary modern tiling.

Outside to the rear, you will find a superb landscaped garden which is predominantly laid to lawn with an extended patio area providing a perfect spot for sitting in the sun. To the front there is spacious driveway parking which leads to a single detached garage with up and over door, power and light.

**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](http://www.eaststaffsbc.gov.uk)

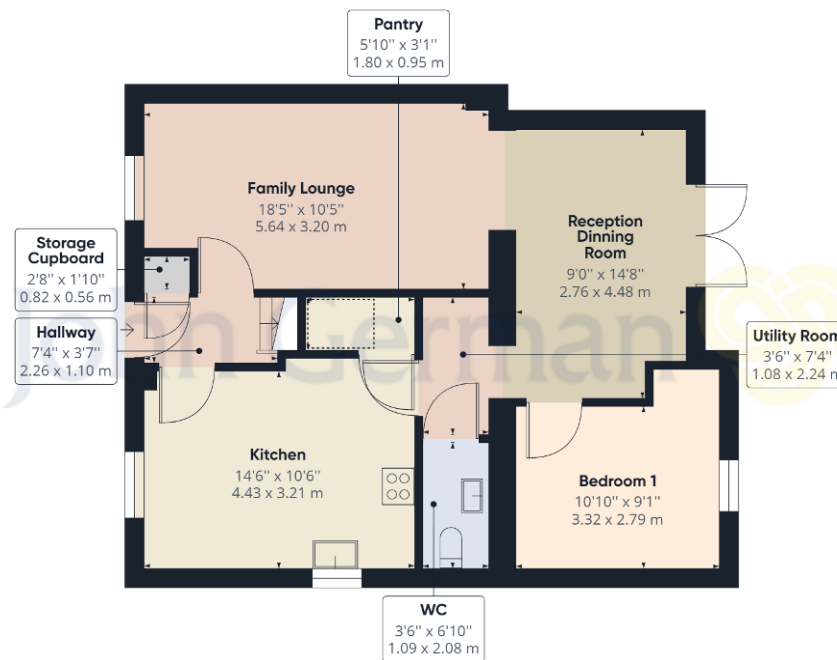
**Our Ref:** JGA/09082022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D









Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

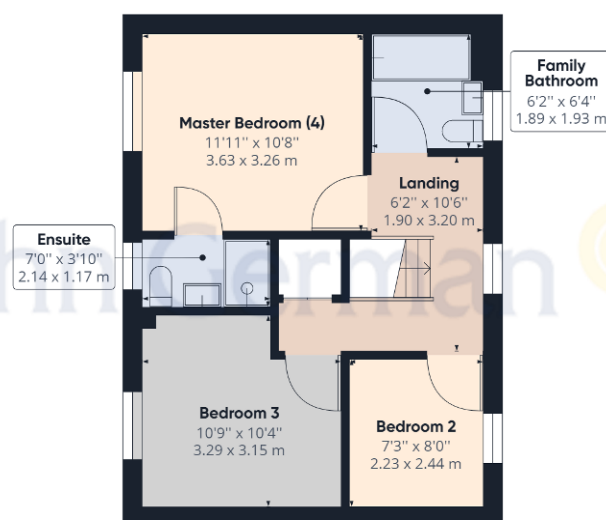
1147.39 ft<sup>2</sup>

106.60 m<sup>2</sup>

**Reduced headroom**

11.03 ft<sup>2</sup>

1.02 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



### 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	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk** Sales and Lettings Agent



