

# Monk Street

Tutbury, Burton-on-Trent, DE13 9NA



A superb home with a large rear garden, ideal for a family, with three double bedrooms plus box room together with sitting room, lounge, dining room and smart fitted kitchen in easy walking distance to the village centre. No upward chain.

Offers over £240,000



John German 

This charming village home enjoys a central village position just a stone's throw away from the High Street where there are places to eat and boutique shops together with a choice of pubs and of course Tutbury Castle and primary school all in easy reach.

Formally two properties, now knocked into one to create a spacious and versatile family home in a well sought after village with the benefit of a large rear garden set over two levels with a good sized paved terrace and the top level of the garden has lawns and a useful brick out building.

The accommodation itself begins with the front entrance door opening into the hallway with staircase off to first floor and door into a cosy sitting room with window framing views to front and door leading through to the smart fitted kitchen.

The kitchen is equipped with a range of base and eye level units with work surfaces over, space for appliances and window and door opening out to the rear garden.

Off the kitchen is the lounge and dining room with an open plan feel, created by a wide open arch with a fire surround in the lounge area providing the focal point with window to front and the dining area having window framing views to rear.

To the first floor, the landing has doors leading off to three double bedrooms and a box room. As previously mentioned, all three bedrooms are double sharing a fitted shower room with good sized shower cubicle, wash hand basin and WC.

The rear gardens are an outstanding feature of this property with a large paved terrace with a character feel created by a stone wall with stone steps leading up to the top level of the garden where there are shaped lawns, gravelled borders and a path up to a brick outhouse with a further large gravelled area beyond. The property also has the benefit of a side entrance gate off Monk Street.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

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

**Our Ref:** JGA/28032023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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