

# Burton Street

Tutbury, Burton-on-Trent, DE13 9NR

John German







Eat drink and be merry

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# Burton Street

Tutbury, Burton-on-Trent, DE13 9NR

Offers in the region of £320,000

A superbly presented double fronted cottage boasting a wealth of charm and character situated in this prominent location within the village of Tutbury.





This superb double fronted character cottage full of warmth and charm is set in an elevated and convenient location close to the heart of the village. Tutbury is a sought after village with its famous castle, attractive architecture along its high street boasting a range of boutique shops, restaurants, pubs and cafés. Only a few steps away is Richard Wakefield C Of E Primary School making this location a great location for families with young children. The neighbouring village of Hatton boasts a train station, butchers and supermarket. There are good nearby transport links with access to the A38 and A50.

The property comprises of entrance door opening into the dining hall, filled with character and charm including painted beams to the ceiling, exposed brickwork, herringbone style flooring, a double sided log burner set within a chimney breast, carpeted stairs rising to the first floor and a useful under stairs storage cupboard.

There is a newly fitted kitchen with an extensive range of matching wall and base units with worksurfaces over, Belfast sink, tiled splashbacks and a range of integrated appliances. Windows over the front and rear aspects and a door leads out to the rear patio garden area.

The living room is a warm and cosy space featuring the double sided log burner from the dining hall set within a chimney breast. There are windows to both the front and rear aspects, original painted beams to ceiling, wall light points and wooden effect flooring.

On the first floor landing there is an airing cupboard housing the combi boiler, carpeted flooring, obscured window to the rear aspect and exposed beam to the ceiling. The master bedroom has a window to the front aspect, ceiling light point, carpeted flooring and built-in wardrobes with sliding doors. The second bedroom is a further spacious double bedroom with a window to the front aspect, carpeted flooring and a ceiling light point. The third bedroom is a further generous sized bedroom currently utilised as a guest bedroom and home office with a window to rear aspect, carpeted flooring, radiator and ceiling light point.

The modern family bathroom comprises of a corner shower cubicle with rainfall shower and recessed shelf, low level WC, white panelled bath, wash hand basin, obscured window to the rear aspect, radiator and spotlights to the ceiling.

The property is set back from the road on Burton Street behind an attractive front garden with walled boundary and steps leading to the front door with a variety of plants and shrubs. The rear garden has an attractive paved patio seating area with log storage, a hot tub with wooden pergola and steps lead up to a further gravelled area with raised beds and a variety of plants and shrubs. There is a garden shed and a gate leading to a block-paved parking area which allows parking for several vehicles. The parking area is accessed via a private service road to the side of the property.

**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.

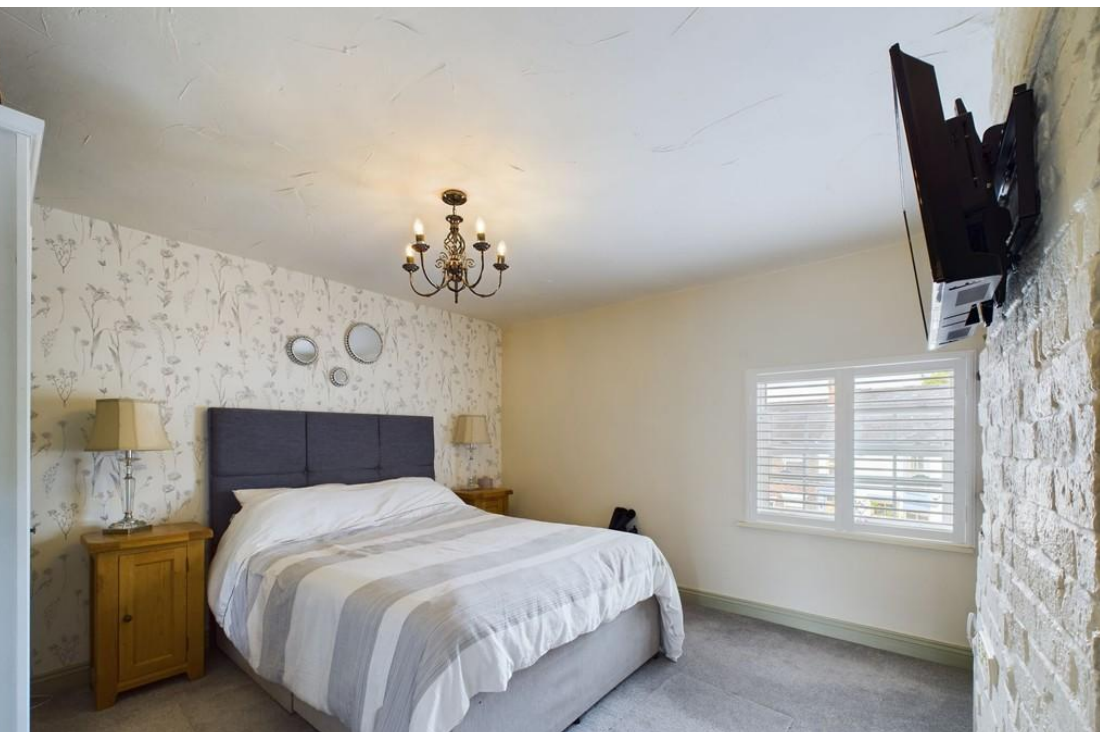
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

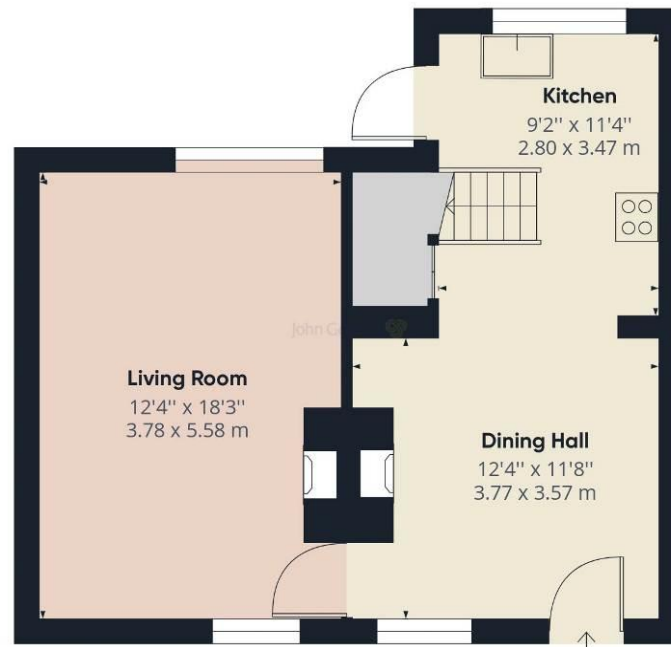
**Our Ref:** JGA/17052023

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







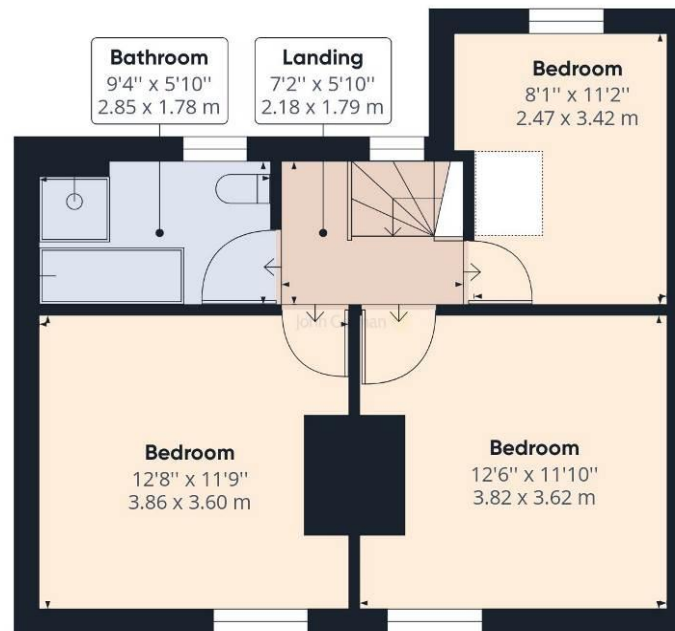


Ground Floor

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

920.66 ft<sup>2</sup>

85.53 m<sup>2</sup>



Floor 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		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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