

Priory Close

Tutbury, Burton-on-Trent, DE13 9JS



A superb semi detached offering a fantastic family home in a desirable village location. Beautifully presented throughout and ready to move into, with three good sized bedrooms, light and spacious living/dining room, superb kitchen, conservatory/garden room, drive and gardens.

£255,000



John German 

Situated in the sought after village of Tutbury with a charming High Street, having a range of boutique stores, cafes, pubs and of course Tutbury Castle which can be seen from the back bedroom.

Enjoying a lovely position in the cul de sac behind a driveway providing ample off road parking with front garden. The front door opens into a good sized reception hallway with oak staircase leading off to the first floor landing and doors leading off.

There is a light and spacious living/dining room with window framing views to front.

The well appointed kitchen is fitted with a range of base and eye level units with work surfaces over, a range style cooker to be included, integrated fridge, freezer, washing machine, tumble dryer and dishwasher. The kitchen is L shape, wrapping around into a conservatory/garden room, perfect for enjoying views across the rear garden. French doors open out to the sunny gardens with a superb gazebo, ideal for outside dining, together with decking, paving, well established borders and a shed providing useful storage at the top of the garden.

To the first floor, the landing has doors leading off to three bedrooms, two of which are good sized doubles, while bedroom three is a good sized single, currently used as a dressing room.

There is a well appointed, refitted and upgraded shower room with a good sized shower cubicle, glazed screen, fitted vanity unit with wash basin and concealed cistern WC and window framing views to rear.

The house enjoys a lovely position in the cul de sac having a shared element to the driveway with the neighbouring 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:

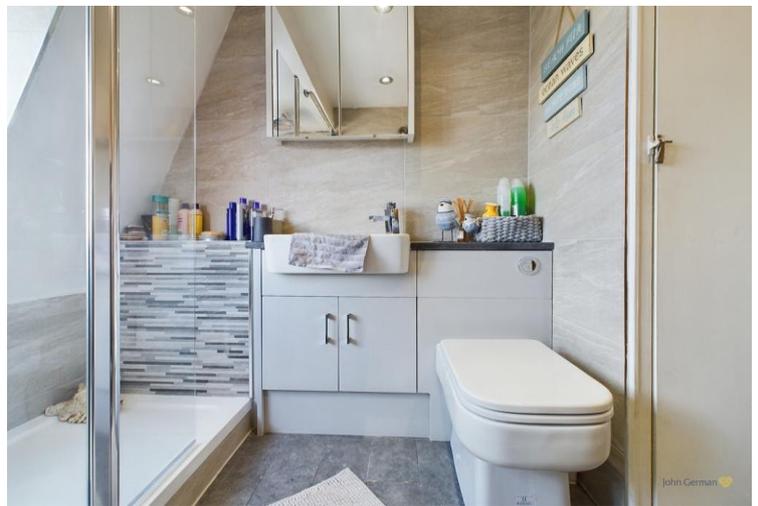
www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/19062023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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.

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

JohnGerman.co.uk Sales and Lettings Agent