

Tutbury Road

Burton-on-Trent, Staffordshire, DE13 0AJ



This ready to move into traditional 1930's semi-detached home is situated in a lovely non-estate location and oozes charm, combining an immaculately presented modernised interior with traditional character features. The property is handily situated with schools for all ages close by, together with shops and amenities that can be found within easy reach and excellent transport links provided by the A38 and A50.

£280,000

John German 

The property stands on a superb plot, set well back from the road behind a lawned front garden and a long gravelled driveway providing ample off-road parking. A delightful storm porch with tiled floor and entrance door, flanked by leaded windows opens into the entrance hall, with wooden parquet flooring and stairs rising to the first floor with useful understairs storage.

A door opens into the cosy lounge with continuation of the parquet flooring, a front facing walk-in bay window and a feature fireplace with living flame gas fire providing a focal point.

Adjacent to the lounge is the superb open plan dining kitchen which has wooden flooring and an attractive range of base and eye level units wrapping around three sides with contrasting stone work surfaces and a sink unit with mixer tap set beneath the rear facing window. Integrated appliances include a double oven with hob above and extractor over, fridge, freezer, dishwasher and washing machine. The light and airy dining area has French doors opening out to the lovely rear garden.

Ascending the stairs to the first floor, the stairwell has a side facing window and on the landing doors lead off to three bedrooms, two of which are generous doubles, and the third bedroom is a comfortable single or ideal home office.

Completing the accommodation is the family bathroom which has a roll top bath with shower mixer tap, pedestal wash basin and WC with tiled flooring, part tiled walls and a useful vanity storage cupboard which houses the gas central heating boiler.

Outside to the rear, the delightful garden is ideal for those seeking plenty of outdoor space with an extensive shaped lawn, well-established borders with neat box hedges and a paved terrace with pergola over providing an ideal outdoor seating area.

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.

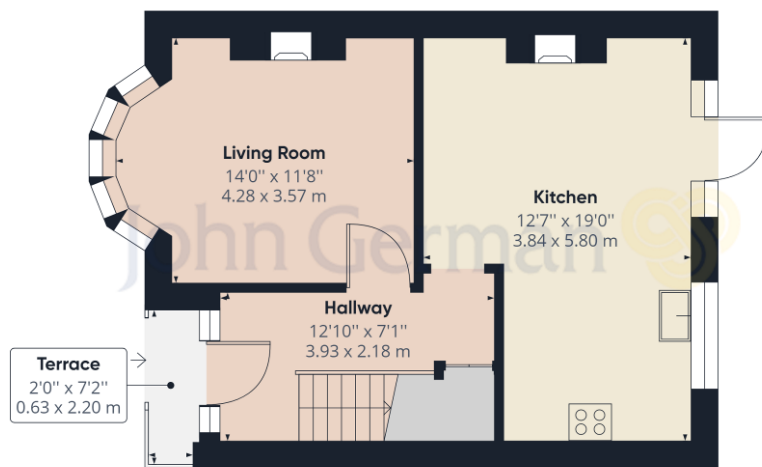
Useful Websites:

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

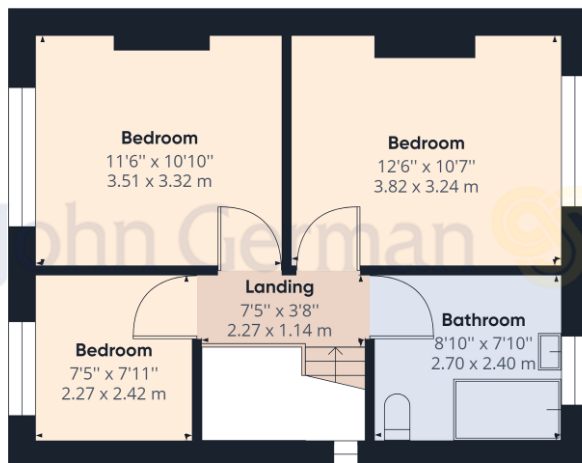
www.eaststaffsbc.gov.uk

Our Ref: JGA/09082023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
863.03 ft²
80.18 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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