

# Heather Court

Tutbury, Burton-on-Trent, DE13 9FG

John  
German





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Tutbury, Burton-on-Trent, DE13 9FG

£300,000

An impressive village home featuring a superb layout including two large double bedrooms, en suite, a huge living/dining/kitchen, separate sitting room, easily managed gardens, garage and parking.



This stylish mews home is ready to move into and has a cleverly designed layout situated on a modern development located on the edge of Tutbury. It is within close proximity of the village's charming high street with its range of boutique shops, restaurants, pubs and cafés and of course the Castle. The village also has a primary school and the neighbouring village of Hatton has a train station, butchers and Co-Op supermarket. There are good nearby transport links with access to the A38 and A50.

Step inside the large reception hall with staircase to the first floor with a useful under stairs cupboard and door to a two-piece guest's cloakroom.

The front facing sitting room provides a lovely place to sit and relax or this room could be a third bedroom if required.

The highlight of the ground floor is the impressive open plan living/dining/kitchen that extends to the full width of the home offering plenty of space for dining furniture and sofas having two windows plus French doors opening to the rear garden. The kitchen is fitted with a stylish range of units, complementary countertops and a range of integral appliances including oven, hob, extractor hood, dishwasher and fridge freezer.

On the first floor are two double bedrooms, the master bedroom has fitted wardrobes and its own large en suite shower room.

Bedroom two is another double bedroom and across the landing is a fully tiled bathroom with a three piece suite.

To the rear is a pleasant enclosed garden having a paved patio extending to a path running adjacent to a lawn with planted display borders.

The property also has the benefit of a single garage with an up and over door, light and power with parking space in the front. This is situated in a separate block located at the rear of the property.

**Note:** Heather Court is a courtyard setting and has an annual maintenance charge – please contact the office for further details.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

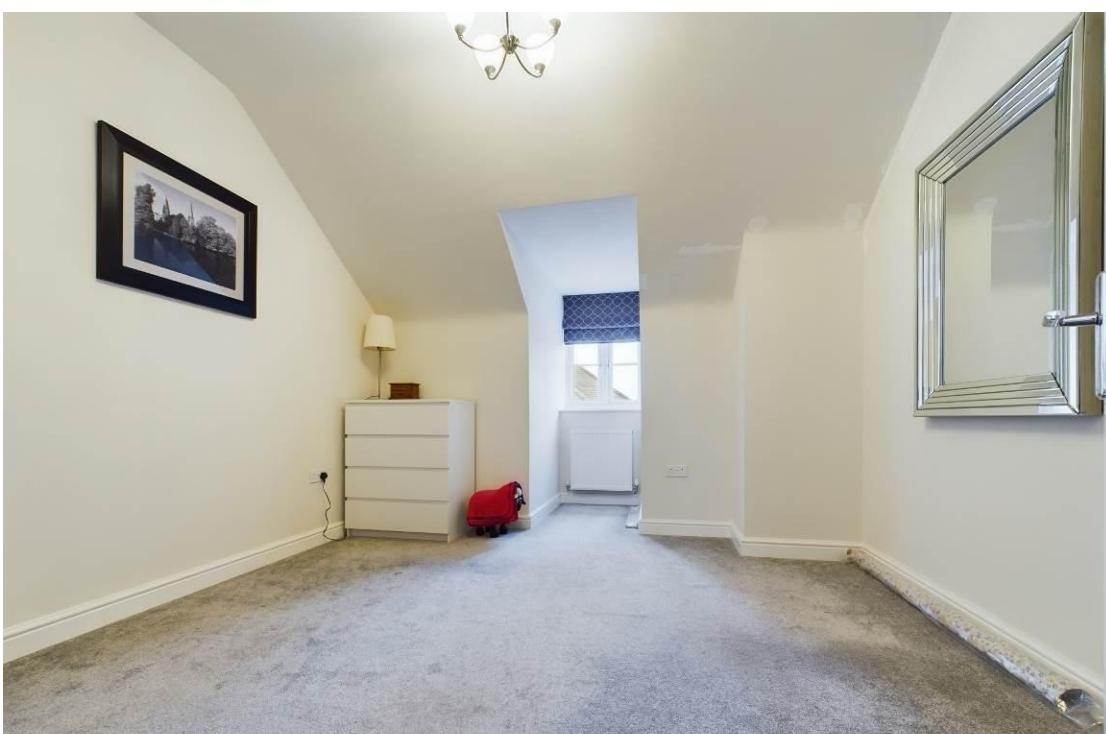
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/18092023

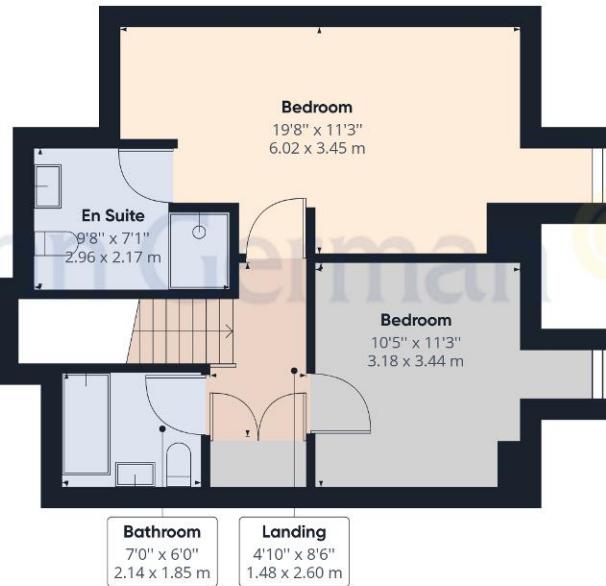
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







**Ground Floor** Building 1



**Floor 1** Building 1

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

1322.26 ft<sup>2</sup>  
122.84 m<sup>2</sup>



**Ground Floor** Building 2

(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

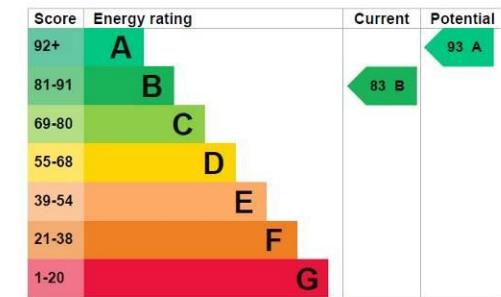
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



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