

Chatsworth Drive

Tutbury, Burton-on-Trent, DE13 9NS



This two bedroom detached bungalow is located in the picturesque village of Tutbury, with off street parking, low maintenance gardens, immaculate presentation throughout and views of Tutbury castle. The property is located on a cul de sac and is within walking distance to local parks and Tutbury High Street.

Offers over £260,000

John German

The property set back from the road behind a block paved driveway, alongside an attractive tiered, gravelled front garden.

The side entrance door opens into the welcoming hallway with doors leading off to all accommodation. The kitchen is to the right hand side and is fitted with a range of base and eye level units with work surfaces over incorporating a breakfast bar and space for appliances, wooden effect flooring, window to side and window to front, framing views of Tutbury Castle.

The large lounge is also positioned at the front of the home and again has views to the castle through the bow window. There is space for a dining table and chairs and a focal gas fire with surround.

Return to the hall and next is the bathroom, fitted with a modern white suite comprising shower cubicle with mains shower, WC and wash hand basin set into a vanity unit with plenty of storage.

Both bedrooms have access to a large conservatory at the rear of the home. The master bedroom benefits from built in storage, including a tucked away dressing table. The second bedroom is also generous and would make a great guest bedroom.

The brick built and uPVC double glazed conservatory runs the full width of the property and overlooks and gives access to the rear garden.

The rear garden has been landscaped for easy maintenance including a paved patio with ample space for seating and outdoor dining. From here steps lead up to a gravelled area with a timber shed and additional decked area.

The garage has been converted into a laundry room/workshop. This could easily be converted back into a garage if desired.

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/25092023

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



Ground Floor Building 1



Ground Floor Building 2

John German

Approximate total area⁽¹⁾
850.46 ft²
79.01 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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