

Babbington Close

Tutbury, Burton-on-Trent, DE13 9HX

John
German





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£286,500

This lovely detached bungalow with extended accommodation offering plenty of space and storage, enjoys a delightful cul de sac position just a few minutes walk away from the village centre. Set on a good sized plot with long drive and detached garage. No upward chain.



This detached bungalow occupies a lovely cul de sac position in the character village of Tutbury, famous for its castle, together with the charming High Street with a range of boutique stores, places to eat and is only a few minutes drive away from Burton-on-Trent town centre. Standing on a generous plot with a long driveway to a detached garage and gardens to front, rear and side, this offers a superb home to retire to.

Aside entrance door opens into a L shape hallway with useful storage cupboard and further airing cupboard with wall mounted Glow-worm gas central heating combi boiler, and doors leading off.

An extension has created a good sized open plan lounge/dining room with French doors opening into a good sized conservatory, perfect for enjoying views across the rear garden and offering that extra reception room space.

Off the hallway there is a kitchen equipped with a range of base and eye level units with work surfaces over, cooker to be included, space for further appliances and window to side.

The bathroom is fitted with a suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The property has the benefit of two bedrooms, both with fitted wardrobes providing storage. The master bedroom is a generous double with window framing views to front, while bedroom two is a good sized single, again with plenty of storage and window framing views to front.

The garden to rear is a particular highlight with shaped lawns and a superb, paved terrace in the top corner, perfect for outside entertaining or just enjoying the garden. There is further space down the opposite side of the bungalow, currently used as allotment style space and storage space. The property has the benefit of a long driveway leading to a detached garage with an electric up and over front entrance door.

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/19102023

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





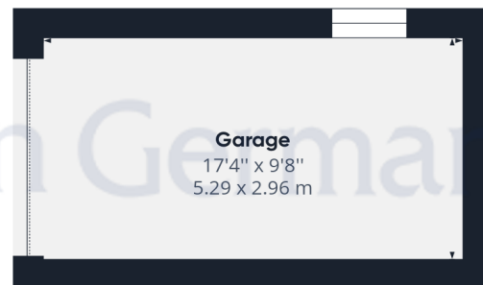


Ground Floor Building 1

Approximate total area⁽¹⁾

900.00 ft²

83.61 m²



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.

GIRAFFE360



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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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