

Tutbury Road

Needwood, Burton-on-Trent, DE13 9PQ

John 
German






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£800,000



A fabulous rural residence combining traditional architecture with a wonderful stylish contemporary finish offering very spacious family accommodation of 2433 square feet and all set on a beautifully landscaped plot of just over a quarter of an acre.

The property is entered via the entrance hall which in turn leads into a lovely reception hall having stairs off and a tiled floor. This gives access to a sitting room with recessed fireplace having beam over and log burner set on a tiled hearth, together with French doors opening onto the garden.

Separate to this is a further lounge offering a very spacious and tranquil room, ideal for relaxing and unwinding in. Furthermore, there is a separate study which is a quiet room to work or use as a study and maybe even a music room. Cables in the wall and power points are provided for a projector TV if you want to turn this into a cinema room.

Glazed bifold doors open from the reception hall into a superb open plan kitchen/dining/family space with tiled floor having underfloor heating throughout. The kitchen is fitted with an extensive and attractive range of base units and wall cupboards together with worktops and drawers, and a huge central island in contrasting finish. It features a Neff downdraft induction hob, wine cooler, integrated dishwasher, eye level double oven and grill with matching microwave and a large capacity larder fridge. There is also an inset stainless steel sink with InSinkErator, instant hot water tap and a useful walk in understairs larder. Bifold doors from the living dining area open out onto a wonderful patio for al fresco dining.

Off the kitchen there is a separate large utility/laundry room or rear hall which has tiled flooring and a base storage unit with worktop, stainless steel sink with mixer tap, appliance spaces, plumbing for washing machine and built cupboard. There is a uPVC split double glazed stable door leading to the rear and off this utility room, there is a well fitted contemporary cloakroom WC.

Oak tread stairs rise to the first floor landing which is illuminated via a sun pipe giving natural light in. Off this is a very stylish and opulent family bathroom with a slipper bath having mixer tap and shower fitment, a wall hung wash hand basin and low level WC, tiled quadrant shower with glazed enclosure and multi jet shower fitments, together with tiled flooring and a decorative panelled wall.

The very spacious dual aspect master bedroom comes complete with fitted wardrobes providing excellent storage and enjoys rural views over the far reaching adjacent countryside. From the master bedroom, there is a contemporary en suite facility with tiled walk in shower and glazed screen, vanity unit with twin wash hand basins, tiled flooring, cast central heating radiator and low level WC.

Off the landing there are three further excellent, generous double bedrooms. The front three all enjoying beautiful far reaching views over the adjacent countryside and one of these bedrooms has a fun secret crawl through into an attic space which is ideal for a children's den or very useful storage. Whilst there is restrictive head room, there are two Velux windows and the property has been completed to building regulations insulation standards.

Approached off a private drive through electronic gates onto a gravelled driveway which leads to extensive parking and turning space. All set in a beautifully landscaped garden of 0.28 of an acre. There are extensive lawns with planted borders and a hedge screen to the front, together with a useful timber garden shed and productive kitchen garden. Immediately off the living space, there are two lovely patio areas ideal for al fresco entertaining, one of which has a covered pergola. There are further lawns and cottage style gardens to the immediate front of the property, with a side and rear access space.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump - 4 years remaining of the feed in subsidy of £450 per quarter (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/22052024

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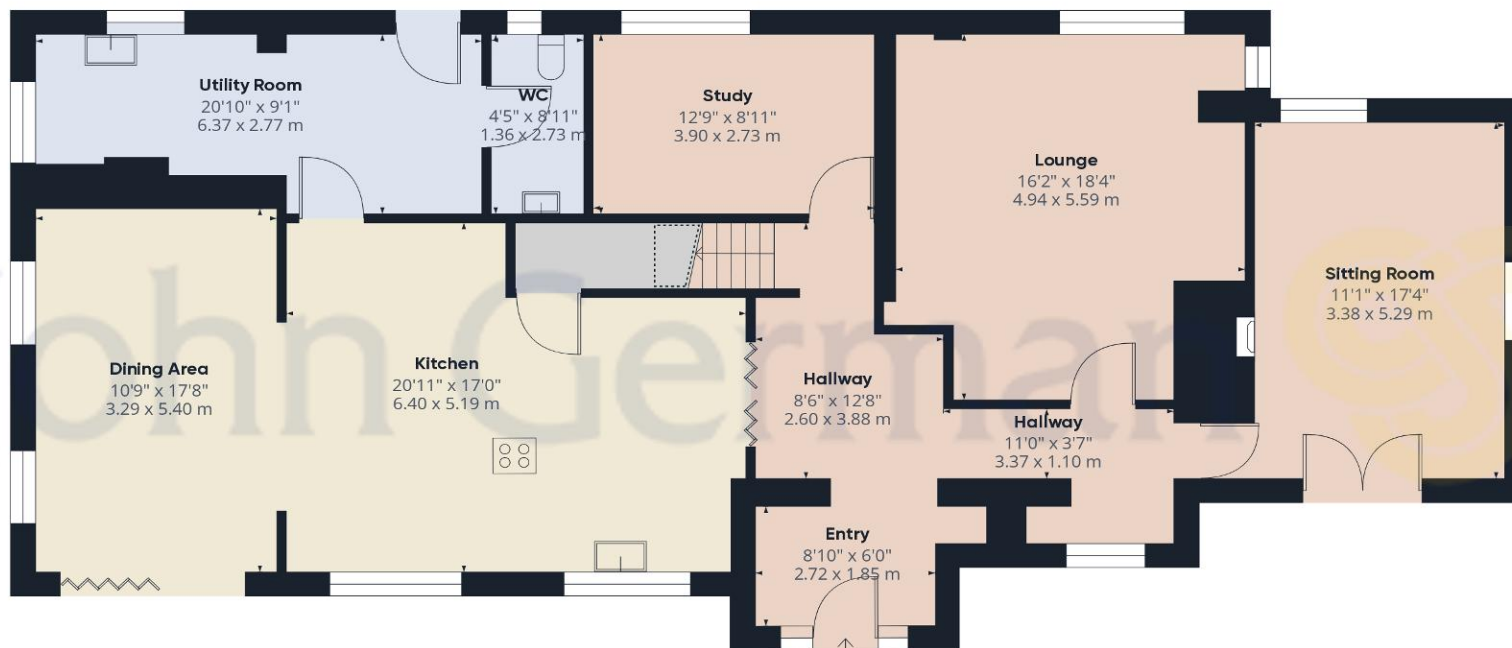




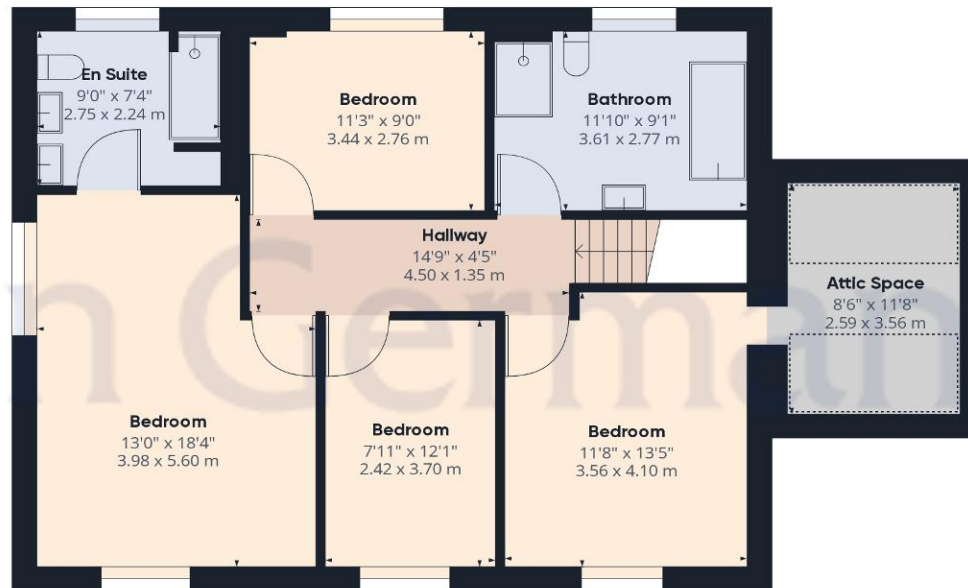








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2508.94 ft²
233.09 m²

Reduced headroom

72.35 ft²
6.72 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.

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



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