

Burton Road

Tutbury, Burton-on-Trent, DE13 9HN

John
German






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£795,000



This amazing individually designed and built village home stands on a fabulous 0.5 acre garden plot offering an abundance of space both outside and in with 2448 sq ft of accommodation, perfect for a large family or multi generational living in this highly regarded location with a large drive and detached double garage. No upward chain.

This magnificent home enjoys a superb position in the popular and pretty village of Tutbury. Famous for its castle and a charming high street having a range of cafes, boutique stores, and popular pubs within walking distance to Hatton train station. There is also excellent access to the local countryside and fantastic transport links to the nearby centres of Derby, Nottingham, and Burton-on-Trent.

This individually designed French style property built circa 2000 is an impressive substantial home, perfect for a family or multi-generational living. The interior is finished to a very high standard and attention to detail. It benefits from Oak flooring, Oak doors and a magnificent Oak staircase. Available with the advantage of no upward chain. The house boasts a full intruder alarm system and security cameras.

Set back in a non-estate position from the road with a large expanse of block paved driveway providing plenty of off road parking. A purpose built large detached double garage with remote control roller shutter entrance doors and door to rear.

The front French entrance door, complete with security grill opens into a stunning hallway with a feature staircase rising to a galleried landing and doors leading off. The lounge is an exceptionally spacious room enjoying a triple aspect with an open fire providing a focal point. This is a room of fantastic proportions, and also boasts two French doors onto the patio. Double doors open through into a formal dining room which has French doors opening out to the side and a door returning to the hallway.

At the heart of the house is a farmhouse style dining kitchen equipped with a wide range of base and eye level units with work surfaces over and integrated hob, double oven, refrigerator and Bosch dishwasher. It also features a wonderful gas fired Aga providing the centre piece. A perfect space for the family to get together or for entertaining.

Off the kitchen is a good sized breakfast area with fantastic views across the rear garden. From the kitchen, a door opens out to a covered canopy, again with views across the rear garden. A further door off the kitchen leads to a spacious utility room with additional appliance space, base units and Vaillant gas boiler and a guest WC having close coupled WC and wash hand basin.

The ground floor is level access throughout, featuring two good sized bedrooms. The first of which is a double, featuring a walkthrough area fitted with wardrobes. A door leading through into an en-suite shower room comprising vanity units, close coupled WC, wash basin, a glazed screen and shower. The second bedroom is also a good sized double with windows framing views to rear and side with French doors.

There is a well-appointed ground floor bathroom with a suite comprising panelled bath with shower over, pedestal wash hand basin and WC and access ladder to loft space.

On the first floor there is a galleried landing, with views returning back down to the reception hallway. On this floor there are doors off to two very spacious double bedrooms, both sharing a well-appointed family bathroom comprising panelled bath with shower over, pedestal wash hand basin and WC. Both rooms on this floor also feature built in wardrobes, with one which may be an en-suite should a buyer wish.

The gardens are an outstanding feature of this home with a plot all in of approximately 0.58 acres having substantial lawn area, well established borders and hedging together with mature fruit trees.

We understand there is a restrictive covenant on the land that there can only be one dwelling on the plot, ensuring an exclusive residence for the purchaser.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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

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

Our Ref: JGA/25072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





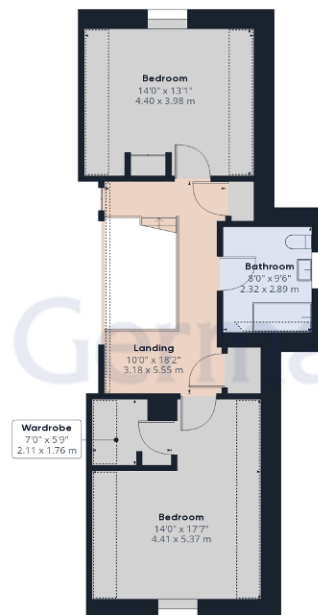








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2785.7 ft²
258.8 m²

Reduced headroom

139.5 ft²
12.96 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

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		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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