

Honeysuckle Avenue

Tutbury, Burton-on-Trent, DE13 9NY

John
German





The image shows a bright, modern living room. In the foreground, a large, light-colored leather sofa is partially visible. In the background, another similar leather sofa is positioned against a wall. To the left, a large window with white frames and light-colored curtains looks out onto a green garden. To the right, a bay window with white frames and light-colored curtains is visible. The room is lit by two cylindrical pendant lights with a pinkish-red exterior and a gold interior. The walls are white, and the floor is covered in a light-colored carpet. A wooden cabinet stands near the bay window.

Honeysuckle Avenue

Tutbury, Burton-on-Trent, DE13 9NY

£325,000

A superb detached three bedroom family home enjoying a lovely cul de sac position with a good size drive, detached garage and gardens. Other highlights include dual aspect lounge, spacious dining kitchen, utility room, guest WC and master bedroom with en suite, in a popular village setting.

This lovely detached three bedroom home occupies a fantastic position in a cul de sac on this modern development, handy for the charming village of Tutbury, famous for its castle together with a character high street having pubs and boutique shops. The primary school is also close by, and the village is well situated for countryside walks.

The property has the benefit of a good size driveway leading to a detached single garage with an up and over door. The front entrance door opens into a welcoming reception hallway with staircase off to the first floor and doors leading off. The lounge enjoys a dual aspect with window framing views to front together with French doors opening out to the rear garden.

Across the hallway is a superbly appointed open plan kitchen diner. The kitchen area is well appointed and equipped with a range of base and eye level units with worksurfaces over, integrated oven, hob, extractor, dishwasher and fridge freezer. There is plenty of space for a dining table, where a window frames views to front. A door leads to a useful utility room with additional appliance space, fitted units, a door to the rear and a door to the guest WC fitted with a close coupled WC and wash hand basin.

To the first floor, the landing has doors leading off to three bedrooms. The master is a generous double with the luxury of an en suite shower room comprising shower cubicle, pedestal wash hand basin and WC. Bedrooms two and three both share a lovely family bathroom.

Outside, the property has enclosed gardens that get the sun for most of the day, with a paved terrace ideal for outside dining, together with shaped lawns. The property enjoys a lovely position on a modern estate. We understand there is an estate management fee.

The property has the added benefit of air conditioning.

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 & 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 D

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

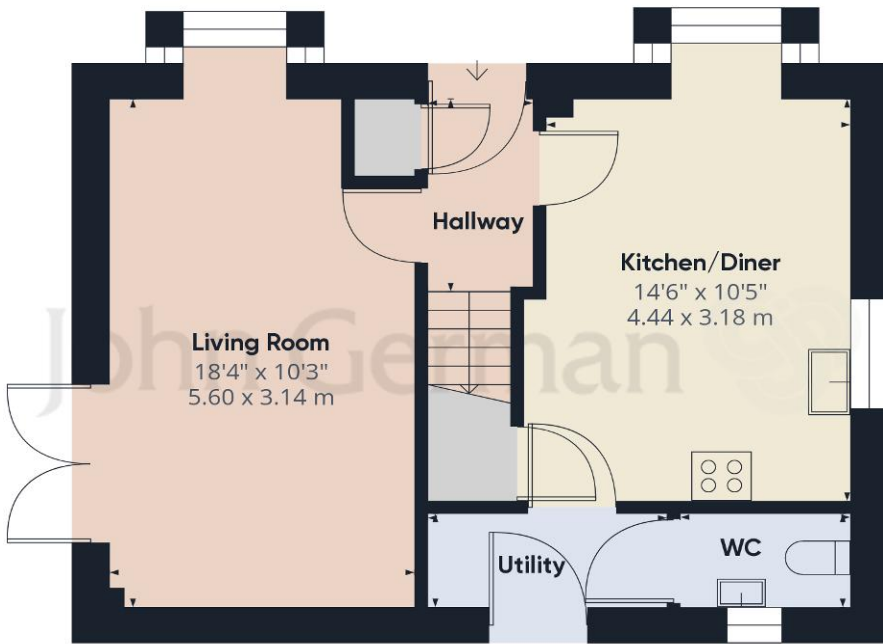
www.eaststaffsbc.gov.uk

Our Ref: JGA/15012025

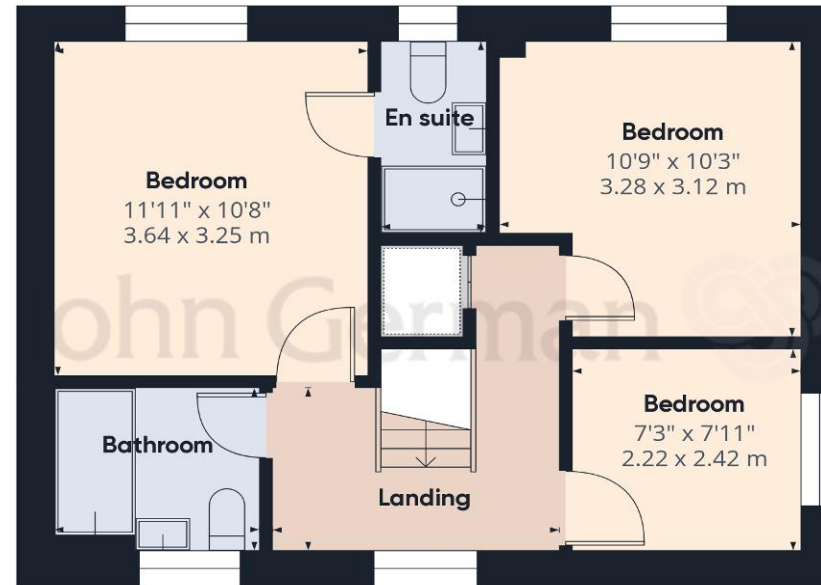
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1048.51 ft²
97.41 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.

Calculations are based on RICS IPMS 3C standard.

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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

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



