

Ludgate Street

Tutbury, Burton-on-Trent, DE13 9NG

John German





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£475,000



An exceptional detached family home is perfectly placed for the village centre and features a stunning open plan dining kitchen together with two large reception rooms, four double bedrooms, en suite to master and a large rear garden.

This exceptional detached family home enjoys a superb position just a short walk from the village centre and its charming high street with a range of boutique shops, restaurants, primary school, pubs and cafés, countryside walks and of course the Castle. The neighbouring village of Hatton has a train station, butchers and Co-Op supermarket. There are good nearby transport links with access to the A38 and A50.

A canopy porch and front entrance door opens into the reception hall with stairs to the first floor with an understairs alcove. There is a light and spacious lounge with front facing window and a focal point fire surround. Across the hall is a two-piece guest's cloakroom/WC and a useful boot room offering useful storage and access into the garage.

Without doubt the highlight of the property is the stunning open plan living dining kitchen perfect for families and entertaining. The refitted kitchen has a stylish and comprehensive range of units complemented by quality worktops and a matching island unit that also incorporates a breakfast bar. Integrated appliances include a dishwasher, extractor hood, Belfast sink plus space for a range style cooker and an alcove ideal for a fridge freezer. The living/dining area has French doors out to the rear garden.

A useful utility room has base and wall units, worktop with an inset sink, space for appliances and a second door to the front.

Completing the ground floor is a second reception room, ideal as a garden room, home office or additional sitting room that has French doors to the rear garden.

On the first floor there are four good sized bedrooms, the master is a particularly impressive double with its own en suite shower room.

Completing the first floor is the family bathroom with a panel bath, pedestal wash hand basin, WC and part tiled walls.

To the rear is a lovely, generous garden having a superb paved patio area, ideal for outside entertaining. Beyond is a neat lawn that rises up to a further lawned area that has a potting shed, all surrounded by well maintained beds and borders.

To the front the property is set back behind an expansive block paved driveway providing plenty of parking giving access to the garage.

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:** Gas

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

Broadband type: Full Fibre, offering speeds of up to 900 mb/s.

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

Our Ref: JGA/30042024

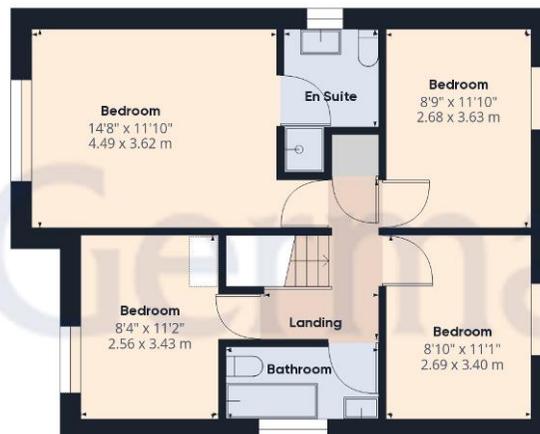
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1611.44 ft²
149.71 m²

Reduced headroom

6.21 ft²
0.58 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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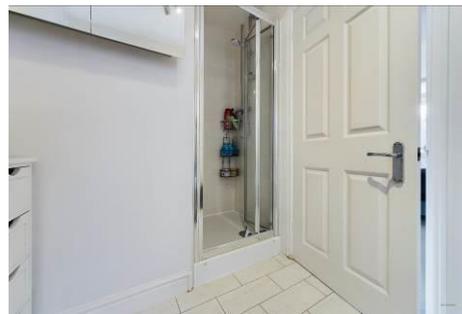
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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