

Tutbury Road

Burton-on-Trent, Staffordshire, DE13 0AJ

John 
German







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£399,999

An outstanding substantially extended semi detached home perfect for a family with an amazing rear garden and other highlights including two reception rooms, large conservatory, big breakfast kitchen, master bedroom with en suite, three further double bedrooms, garage, driveway and non-estate location.

Perfect for a growing family is this impressive traditional semi detached, extended to offer plenty of space and a high degree of versatility in a lovely non estate location with an amazing rear garden.

Set behind a large expanse of block paved driveway providing ample off road parking, the front entrance door opens into a lovely reception hall. The house has 1930 origins highlighted by the stained glass door with stained glass windows either side and port hole window through into the garage, together with a staircase rising to the first floor landing.

The first of the reception rooms is a lovely spacious and light formal dining room with bay window framing views to front. This room could also be used as a sitting room or family room.

A door off the hallway opens into the second reception room which is a spacious Lshape sitting/dining room with fire surround providing the focal point and window and French doors opening into a large conservatory, perfect for enjoying views across that fabulous garden and creating extra space to entertain.

At the heart of the house, there is an impressive and spacious, extended breakfast kitchen equipped with a wide range of base and eye level units with work surfaces over, matching breakfast bar, space for a range style cooker, integrated fridge freezer and dishwasher, together with spotlights and French doors opening out to the rear garden.

To the first floor, the landing has doors leading off to four double bedrooms. The master is a particularly impressive double having the luxury of its own en suite comprising shower cubicle, pedestal wash hand basin and WC. The bedroom area itself is generous in its proportions with dual aspect windows, particularly a large picture window framing fantastic views to rear.

Bedrooms two, three and four are all doubles and share a well-appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

As previously mentioned, the rear garden is a wonderful highlight of this traditional semi detached home, beautifully landscaped and tendered by the current owners. It features a paved terrace, ornamental pond, rockeries and planting beds, extensive lawns and established hedges. There is a central pergola and paved terrace perfect for outside dining and a lovely timber detached summer house offering that lovely garden retreat or separate work from home space. At the top of the garden is a separate area, ideal for those seeking to create a kitchen garden.

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

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: FTTC - 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 B

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

Our Ref: JGA/15052024

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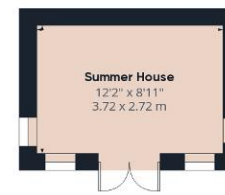




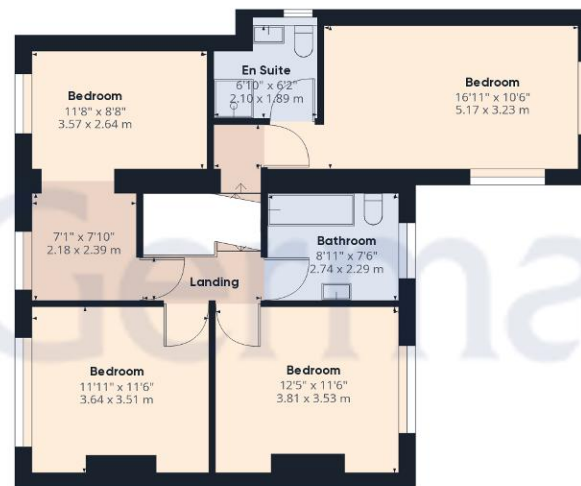








Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1990.52 ft²
 184.93 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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