

# Lodge Hill

Tutbury, Burton-on-Trent, DE13 9HF

John German



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£485,000



A substantial extended and improved traditional detached home set in an enviable location with fabulous countryside views, perfect for those seeking a large family home or multi-generational living.

John German 



This fabulous home has been extended to offer a substantial residence with approximately 2168 sq ft of accommodation including reception rooms, kitchen, utility room, bedrooms, bathrooms and en suites together with an integral garage, all standing on a wonderful garden plot with block paved driveway to front and large gardens with countryside views to rear. Enjoying a non estate location in countryside surroundings between Burton on Trent and the popular village of Tutbury, this property is also handy for a wide range of amenities.

The accommodation begins with a spacious and light reception hallway with stairs and doors leading off. The ground floor features three reception rooms, the first of which is a lovely sitting room with bay window framing views to front. A second door off the hallway opens to a lovely dining room with windows to side, fire surround providing the focal point and wide opening into a substantial lounge with French doors opening out to the rear garden.

Off the lounge is a well appointed breakfast kitchen having a range of base and eye level units with work surfaces over, a fitted breakfast bar, space for a range style cooker with extractor hood over, ceramic sink, space for further appliances, tiled floor, window and door opening out to the rear garden. There is also a useful door opening into the integral garage which is currently temporarily divided into two separate spaces providing excellent storage facilities together with space and plumbing for a washing machine and additional appliances.

Off the main entrance there is also a useful laundry room with fitted cupboards and completing the ground floor is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing with window to side has doors leading off to four bedrooms, bathroom and an additional shower room. The master bedroom offers a superb and spacious bedroom with windows framing views across the gardens to countryside beyond.

Bedrooms two and three are both generous doubles with bedroom three also having a Jack and Jill approach to a superb, refitted shower room with a large glazed shower enclosure, pedestal wash hand basin, WC and window to side. Bedroom four is a single bedroom currently used as a dressing room with window framing views to front.

Completing the first floor accommodation is the shower room with shower cubicle, WC and wash basin.

A door off the first floor landing opens to stairs leading to a superb attic style bedroom five, generous in its proportions with some restricted headroom and window framing fantastic views to rear. It also has an en suite bathroom with bath, pedestal wash basin and WC.

The garden to rear is an outstanding feature of this particular property with shaped lawns, a large decked area ideal for outside dining together with a superb gravelled area having a pergola over, perfect for enjoying those countryside views.

**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:** Oil

(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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/05062024

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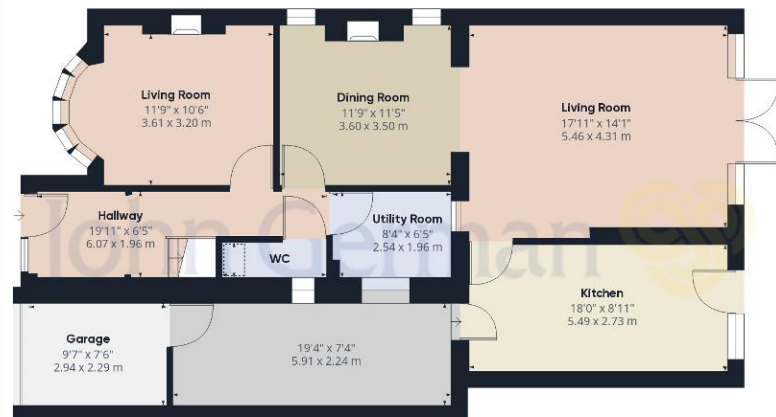




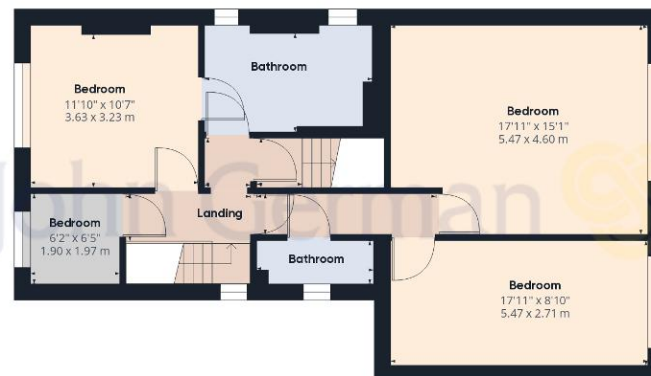




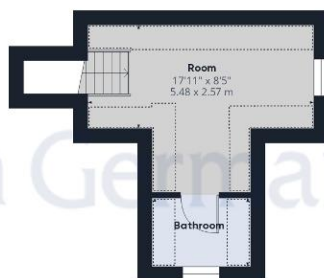




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2168.25 ft<sup>2</sup>

201.44 m<sup>2</sup>

Reduced headroom

101.34 ft<sup>2</sup>

9.41 m<sup>2</sup>

(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.

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**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		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



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