

# Tutbury Road

Burton-on-Trent, DE13 0NZ

John German



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£330,000

This charming three-bedroom detached bungalow is full of character and ideally located on Tutbury Road. Featuring spacious living areas, a modern kitchen, a generous garden, and a detached garage, it offers the perfect blend of comfort and convenience.

Situated in a highly desirable location on Tutbury Road, this delightful three-bedroom detached bungalow offers both character and modern convenience. The property boasts a warm and inviting atmosphere throughout, with well-proportioned rooms that are perfect for family living.

Upon entering, you are greeted by a spacious hallway that leads to the heart of the home. The bright and airy living room features a charming bay window with access to the rear garden, creating a relaxing space to unwind. The living room flows seamlessly into the dining area, providing a great space for entertaining. The kitchen, located towards the rear of the property, is well-equipped with a range of storage options and appliances, which include a base level oven, gas hob with extractor hood above and sink with drainer. The property benefits from three well-sized bedrooms, all of which offer ample space for furniture. A modern family bathroom serves all three bedrooms, fitted with contemporary fixtures and fittings, which include shower enclosure, low level flush w/c and wash hand basin.

The true highlight of this home is the plot that the property is situated on. The front offers a beautifully maintained lawned area with a brilliant sized, block paved driveway offering space for at least 6/7 cars. The rear garden is a very generous size, not overlooked to the rear and mainly laid to lawn, making it an ideal space for outdoor activities and gardening enthusiasts. Additionally, the detached garage provides extra storage and parking space, with an electric roller door to front, power and lighting throughout.

Located in a highly sought-after area, the home offers the perfect balance between convenience and tranquillity. Tutbury Road is perfectly positioned for commuters, offering easy access to major road networks, including the A38 and A50, connecting you to Derby, Birmingham, and beyond. Burton-upon-Trent railway station is just a short drive away, providing regular train services to Birmingham and Nottingham, ideal for daily commuters. Additionally, nearby bus routes ensure convenient public transport options within the local area. Whether you're travelling for work or leisure, this property's location ensures you're always well-connected.

Agents note: This property is not currently registered with Land Registry

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas

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

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA19082024

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Ground Floor Building 1



Ground Floor Building 2

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

1400.82 ft<sup>2</sup>  
130.14 m<sup>2</sup>

(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.

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### Agents' Notes

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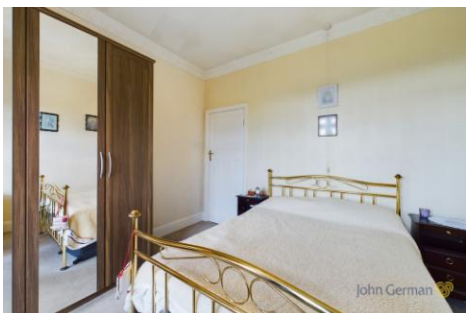
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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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