

# Ludgate Street

Tutbury, Burton-on-Trent, DE13 9BW

John   
German







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£250,000

A superb, spacious and versatile home that is perfectly placed for the village High Street with its wide range of amenities offering four bedrooms, two bathrooms, dining kitchen, lounge, garage and driveway. No upward chain.





The property is situated just a stone's throw from the village centre and its charming high street with a range of boutique shops, restaurants, pubs and cafés and of course the Castle. The village also has a primary school and 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.

Set behind a small front garden with pedestrian gate and path to the front door opening into an entrance hall with stairs leading to the first floor. On your right is the well appointed dining kitchen fitted with a range of attractive modern units with contrasting worktops over and integrated appliances including an oven, hob, extractor hood and fridge freezer. Tiled floor runs throughout the room and there is plenty of space for a dining table and chairs plus ceiling spotlights.

Across the rear is the spacious lounge having a glazed walk in feature bay having French doors opening out to the rear garden which offer a lovely low maintenance outdoor space being split level with two paved terraces ideal for outdoor dining. A shared entry leads off giving access to a rear entrance gate.

Completing the ground floor is a guest's cloakroom with WC and wash hand basin.

On the first floor are two of the four bedrooms, the rear facing master is a particularly generous double with fitted wardrobes and the other is a comfortable single bedroom that overlooks the front. Both share a superbly appointed and spacious bathroom having a four piece suite including a panelled bath, pedestal wash hand basin, WC and a double sized shower cubicle complemented by part tiled walls and towel radiator. The master bedroom has the benefit of 'Jack and Jill' style access into the bathroom.

On the second floor is a large double bedroom with fitted wardrobes across one wall and again has a 'Jack and Jill' style approach into the adjacent well appointed second bathroom with a double shower cubicle, pedestal wash hand basin, WC and separate bath. The second bedroom on this floor is a very good sized room that overlooks the front.

The property has the benefit of a garage situated in a separate block with an up and over entrance door, light and power points plus a parking space adjacent.

**Note:** The furniture is available by separate negotiation.

**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:** Parking space & single 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24092024

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.





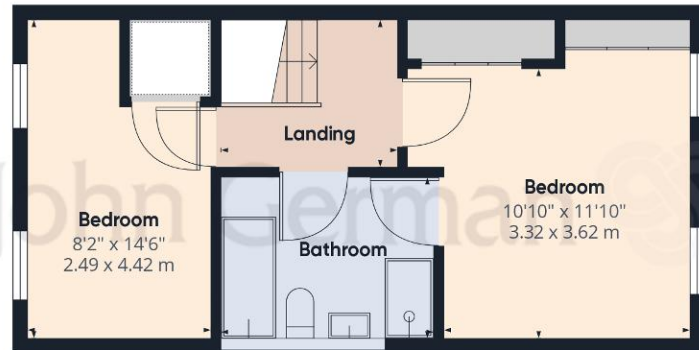




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1346.03 ft<sup>2</sup>

125.05 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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### 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.

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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		



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