

Ludgate Street

Tutbury, Burton-on-Trent, DE13 9NG

John German





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£260,000

A lovely village home close to a charming High Street with highlights including spacious lounge, impressive refitted breakfast kitchen, large conservatory, three bedrooms, family bathroom, drive and gardens.



This lovely semi detached home enjoys a fantastic position in the popular village of Tutbury close to a charming High Street with a choice of pubs, cafes and boutique stores together with Tutbury Castle. It is also in easy walking distance to the local primary school and well placed for the nearby centres of Burton-on-Trent, Derby, Uttoxeter and beyond.

Set behind a good expansive driveway and lawned front garden with gated side access around to the rear garden. The front entrance door with a canopy porch opens in the hall having staircase off to the first floor and a door leading through to a spacious lounge which has wood effect flooring, window framing views to front and a contemporary electric fire.

The highlight of the ground floor is an impressive refitted, stylish breakfast kitchen equipped with a range of base and eye level units with a gloss finish in grey together with roll edge work surfaces, breakfast bar and spotlights to ceiling. Offering an excellent amount of storage benefitting from a large built in pantry unit and integrated appliances including oven, microwave/combi oven, hob and dishwasher. There is a window to rear and a door opening out to the side. From here, sliding patio doors opening into a large conservatory, currently used as a sitting room/work from home space with French doors opening out to the rear garden.

To the first floor, the landing with window to side has doors leading off to three bedrooms; two doubles and once single. All share a stylish, refitted family bathroom with jacuzzi style bath having tiled surrounds, shower over and shower screen, fitted vanity unit with wash hand basin and concealed cistern WC.

The rear garden has a paved terrace ideal for outside dining, steps rising up to a gravelled and further decked area ideal for outside entertaining, shaped lawns and a timber shed at the top of the garden.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 B

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

Our Ref: JGA/02122024

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.





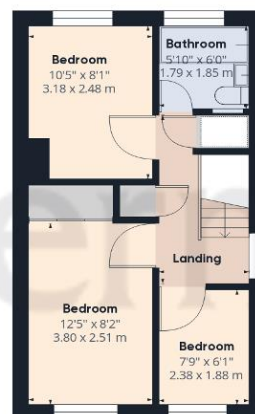


Ground Floor

Approximate total area⁽¹⁾

862.09 ft²

80.09 m²



Floor 1

(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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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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Burton upon Trent | Derby | East Leake | Lichfield
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