

Foxglove Close

Tutbury, Burton-on-Trent, DE13 9PR

John German



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£575,000

An outstanding village home featuring a stunning open plan kitchen/dining/living room along with 2 spacious reception rooms, 5 bedrooms, 2 en suites & main bathroom complemented by a sunny low maintenance garden, perfect for a large family in a lovely cul de sac location.

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This exceptional home impresses throughout being stylishly presented including an amazing open plan kitchen/dining/living space creating a wow factor, perfect for entertaining and relaxing together with the benefit of air conditioning, making it cool and comfortable in warmer months.

Set on a choice plot off a cul de sac on a popular modern development within Tutbury, close to its charming character village High Street with boutique stores, restaurants, pubs, cafes and shops, Tutbury Castle and countryside walks. 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.

This handsome house begins with a storm porch opening into a spacious reception hall with feature central staircase, three cupboards providing plenty of storage and a guest's cloakroom/WC.

To the right is a lovely lounge with a feature display wall having fitted cupboards and shelving plus a window to the front. Across the hall is a second reception room that would make an ideal family/playroom, formal dining room or home office.

The highlight of the house is a refitted luxury open plan kitchen/dining/living room that extends across the full width of the back of the house and opens out to the gardens, perfect for families and entertaining. The stylishly upgraded kitchen has plenty of cupboards and a matching island/breakfast bar while the generous dining and living areas provide ample space for furniture. Off the kitchen is a useful utility room that has further units and worktops to match the kitchen and a door out to the driveway.

The large galleried first floor landing had doors off to bedrooms and the main bathroom having a white four piece suite. The spacious master bedroom has the luxury of its own dressing area with fitted wardrobes to either side and a private en suite shower room. It is also currently connected to bedroom five to create an additional large walk in wardrobe/dressing room but this could easily be converted back. Bedroom two also has the benefit of its en suite shower room.

The double garage had twin up and over doors, the rear of the garage has been altered to create a separate office/hobby space with a door to the garden, but this could be changed back to a full double garage. There is shared access to the drive with parking in front of the garage.

The low maintenance rear gardens offer a fabulous outdoor space for a family having an attractive slightly raised deck plus artificial grass. Side gated access leads to the front.

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. We understand there is an estate management fee, currently £270 per annum.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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 F

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

Our Ref: JGA/03102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



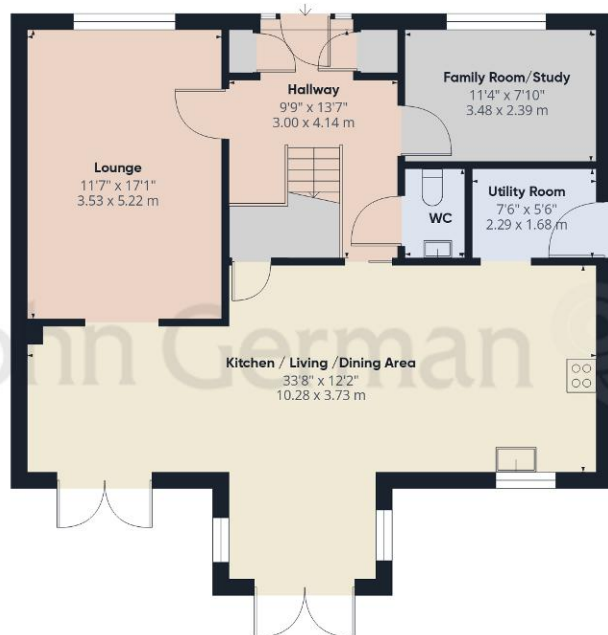




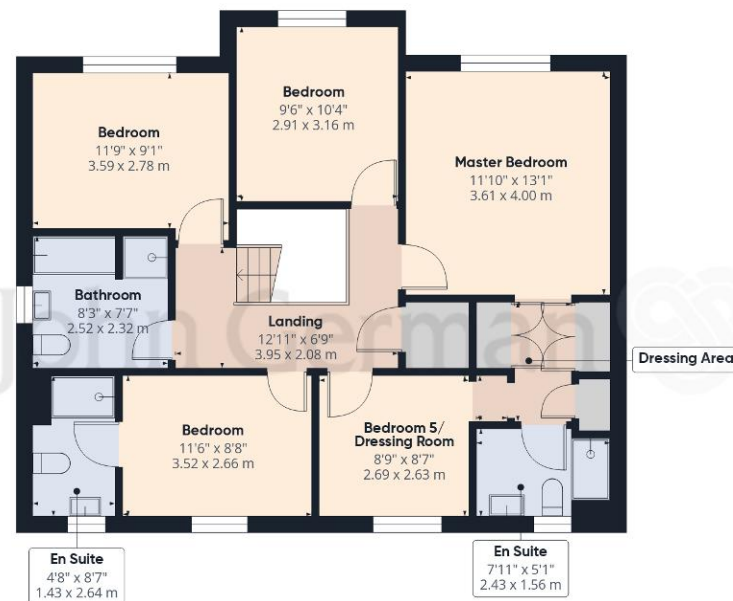








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2097 ft²

194.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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.

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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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