



289 Tutbury Road, Burton on Trent, DE13 0AJ

Offered with the benefit of no upward chain is this beautifully refurbished three bedroom detached bungalow set within a generous landscaped garden plot. Benefitting from a prime setting on the rural borders of Burton on Trent, this traditional detached bungalow has been modernised to include a remodel to create contemporary open plan living, a refitted kitchen and bathroom, and a superb garden room ideal as a gym or home office.

The L-shaped hallway leads into a stunning open-plan living and dining kitchen that extends across the rear of the home. Twin sets of French doors flood the space with natural light and open onto a large patio, perfect for entertaining or relaxing, which flows seamlessly into the landscaped garden. Here you'll also find the substantial, fully insulated garden room, a utility space, external storage, and a built-in log store for the wood-burning stove inside.

There are three well proportioned bedrooms, each retaining original oak parquet flooring, along with a stylishly refitted family bathroom. Ample parking is provided to the front, set well back from Tutbury Road. The loft is insulated and boarded, offering valuable

additional storage.

Perfect for families, downsizers, or those seeking single-storey living, the property benefits from mains gas central heating and double-glazed windows, ensuring year-round comfort and efficiency.

Situated in a sought-after semi-rural location, the bungalow offers the perfect balance of tranquillity and convenience. Burton town centre is just minutes away, providing shops, supermarkets, gyms, and attractive public gardens, while the nearby villages of Rolleston on Dove and Tutbury offer traditional pubs, restaurants, and vibrant community events.

The property is ideally placed for well-regarded local schools, including Outwoods Primary, St Modwen's Catholic, De Ferra's High, and John Taylor Free School. Excellent transport links are close at hand, with Burton train station offering regular services to Derby, Birmingham, and London, and the A38 and A50 providing swift connections to the motorway network. Birmingham, East Midlands, and Manchester airports are all within comfortable driving distance.

- Traditional Detached Bungalow on Generous Garden Plot
- Recently Refurbished & No Upward Chain
- Contemporary Open Plan Living
- Refitted Dining Kitchen
- Lounge with Wood Burning Stove
- Three Bedrooms, Modern Bathroom
- Boarded & Insulated Loft
- Ample Parking & Generous Frontage
- Beautifully Landscaped Rear Garden
- Garden Room/Gym/Home Office
- Useful Utility & Shed/Workshop
- Well Placed for Local Amenities & Schools
- Ideal for Commuter Roads/Rail Travel

The composite entrance door to the bungalow is positioned to the side, opening into a spacious L Shaped Hallway where doors open into the

bedrooms and bathroom. Doors open into:

Open Plan Living Kitchen 6.32 x 4.89m (approx. 20'8 x 16'0)

This beautifully remodelled and contemporary space offers a refitted kitchen alongside plenty of space for both living and dining areas, with twin sets of French doors opening out to the terrace and generous rear garden. The **Dining Kitchen** is fitted with a range of wall and base units with marble finish worksurfaces over, housing an inset one and a half sink with side drainer, an integrated oven with gas hob above and spaces for a fridge freezer, slimline dishwasher and washing machine. A window faces the side and wood effect flooring extends into the **Living Area**, where there is a window to the side and a traditional style fireplace with beam lintel houses a wood burning stove set to brick hearth







From the **L Shaped Hallway**, doors open into:

Master Bedroom 3.63 x 3.18m (approx. 11'11 x 10'5)

A spacious principal bedroom having a window to front and attractive solid oak parquet flooring

Bedroom Two 3.64 x 3.04m (approx. 11'11 x 9'11)
Another double room having a window to the front and solid oak parquet flooring

Bedroom Three 2.77 x 2.02m (approx. 9'1 x 6'7)
With a window to the side aspect and original oak parquet flooring

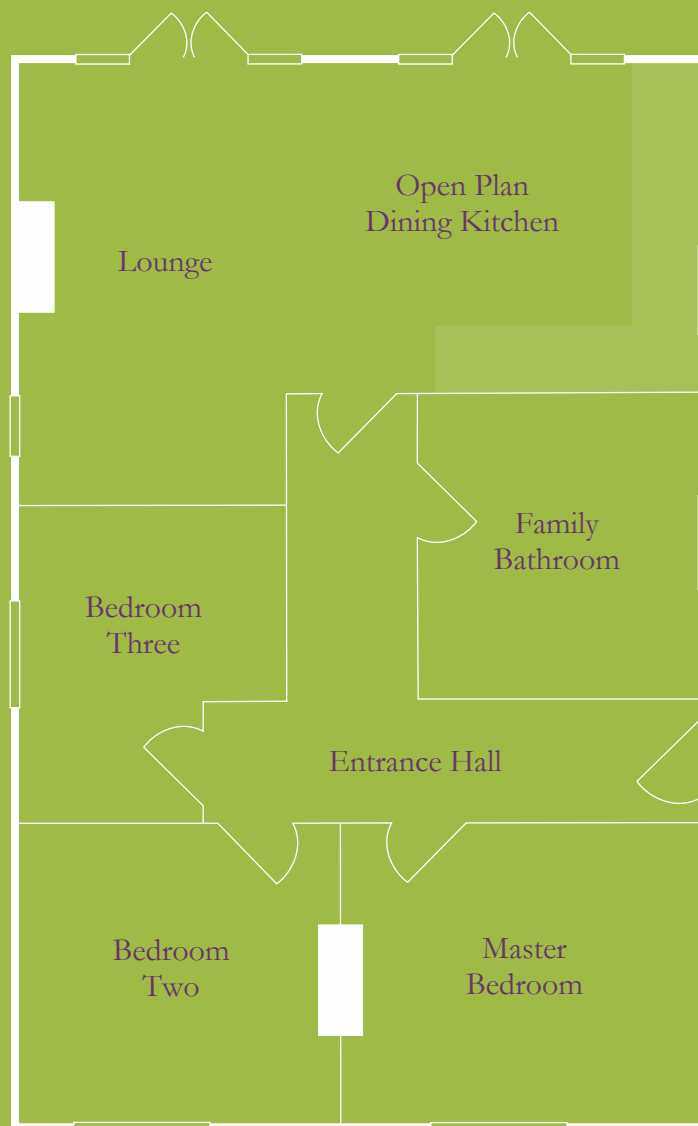
Family Bathroom

This refitted suite comprises a wash basin set to vanity unit, WC and bathtub with shower over having both rainfall and handheld attachments, with tiled walls and flooring. The bathroom has electric under floor heating, a heated towel rail and an obscured window facing the side aspect, and the fitted mirror with touch lighting is included

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

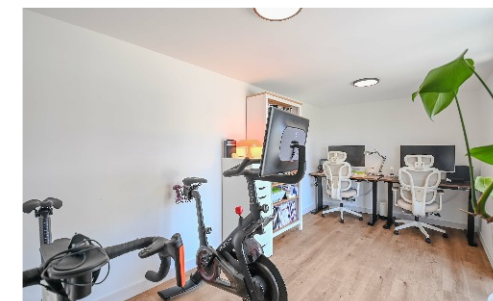
The property is set back from the lane at an elevated position, having a generous frontage laid to a tarmac driveway with parking for a number of vehicles. Well tended lawned gardens also extend to the front aspect, and the drive extends to the side where there is gated access into the rear garden

Rear Garden

The garden extends to a superb size, being laid to an elevated paved terrace with steps leading down to well tended lawns. The garden is safely enclosed with fencing and mature hedging, thoughtfully planted trees provide privacy and there is exterior lighting and a water point. A large **Shed/Workshop** is also included in the sale

Garden Room 4.98 x 2.53 (approx. 16'4 x 8'3)

This versatile insulated room is ideal as a home office, gym or additional living space, having double doors onto the terrace, power and lighting. To the side of the garden room there is also access into a useful **Utility**, housing storage and space for a tumble dryer



General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.