





Situated in the heart of the historic village of Tutbury, this three-bedroom end-terraced home offers spacious accommodation and a generous garden plot with great potential for modernisation. The property benefits from multiple reception rooms, a large kitchen, and a four-piece ground floor bathroom. With three well-proportioned bedrooms upstairs, and a shared access to the rear providing access to an off-street parking area, this is a fantastic opportunity for buyers looking for a project in a sought-after location.



Accommodation

Ground Floor

Upon entering through the front entrance door, you're welcomed into a central hallway with access to the main reception areas and staircase to the first floor. The front reception room features a large bay-style window offering natural light and a view toward Burton Street, and a second reception room currently styled as a lounge with feature ceiling beams and an exposed brick fireplace. This generous second reception also links through to the inner hallway which leads to the rear of the property.

The rear hallway provides access to a well-sized four-piece bathroom comprising a panelled bath, a corner shower cubicle, pedestal wash-hand basin, and a low-level WC. Beyond this, the spacious kitchen sits across the rear of the property with dual-aspect windows, a door out to the rear garden, and a range of base and wall units, a freestanding oven, and space for further appliances. The kitchen offers scope for renovation and reconfiguration and enjoys garden views.

First Floor

The staircase leads to a central landing area with doors to three bedrooms. The principal bedroom is a large double room to the front of the property with dual windows and ample space for wardrobes and storage. The second bedroom, also a good-sized double, overlooks the garden and surrounding greenery. The third bedroom offers further flexibility



as a home office or single bedroom.

Outside

To the front, the property is slightly elevated from the pavement and enclosed by a red brick boundary wall with steps up to a gravelled fore garden and the front entrance. A shared access drive runs alongside the row of houses, leading to the rear where this property benefits from access to a gated section of garden and an off-street parking area. The rear garden features a mix of lawn,





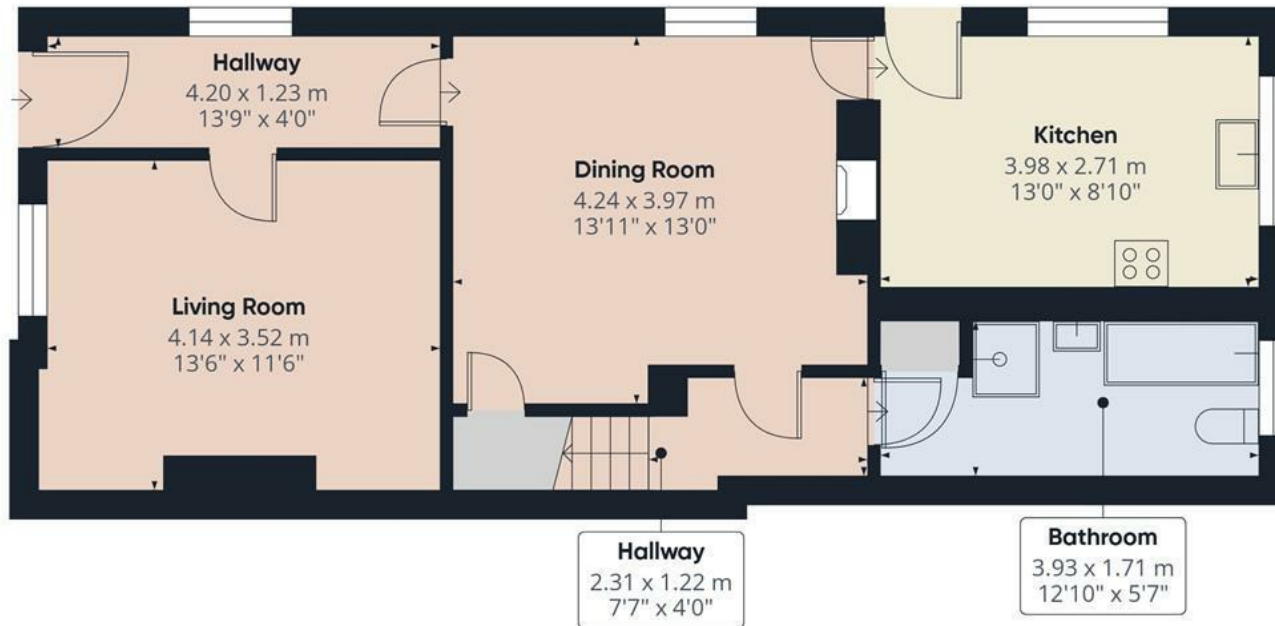


patio, and former vegetable beds, with a timber shed and concrete outbuilding offering storage. With attention, this outdoor space could be transformed into a fantastic garden for entertaining and relaxation.

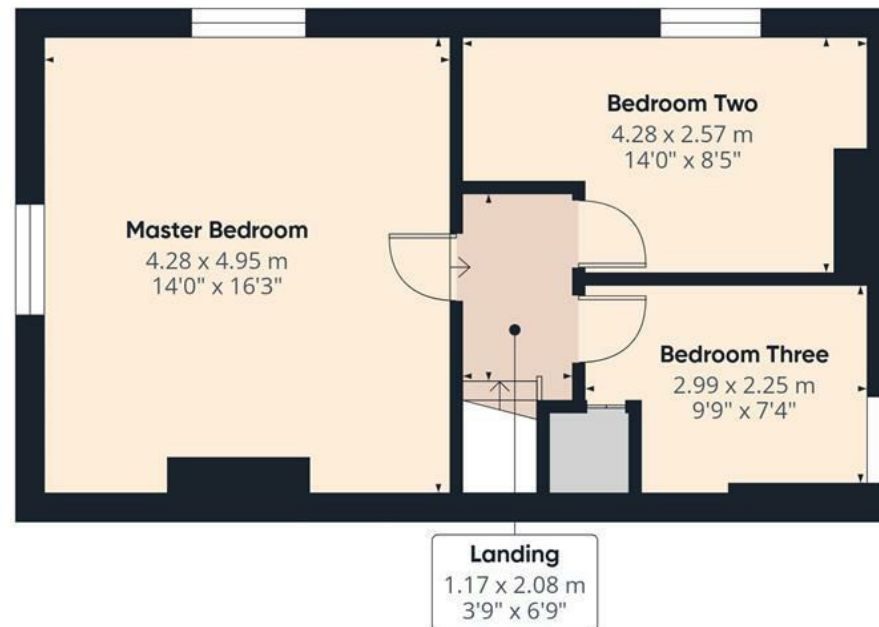
Location

Located in the popular and well-connected village of Tutbury, Burton Street provides convenient access to an array of local amenities including independent shops, cafes, pubs, a primary school, and regular bus services. Tutbury is steeped in history and charm, with the iconic Tutbury Castle just a short walk away. The village is ideally placed for access to nearby Burton-upon-Trent and the A38, offering direct routes to Derby, Lichfield, and beyond. For rail users, Tutbury and Hatton train station is also within close reach, making this a well-positioned home for both commuters and families.





Floor 0



Floor 1

Approximate total area⁽¹⁾

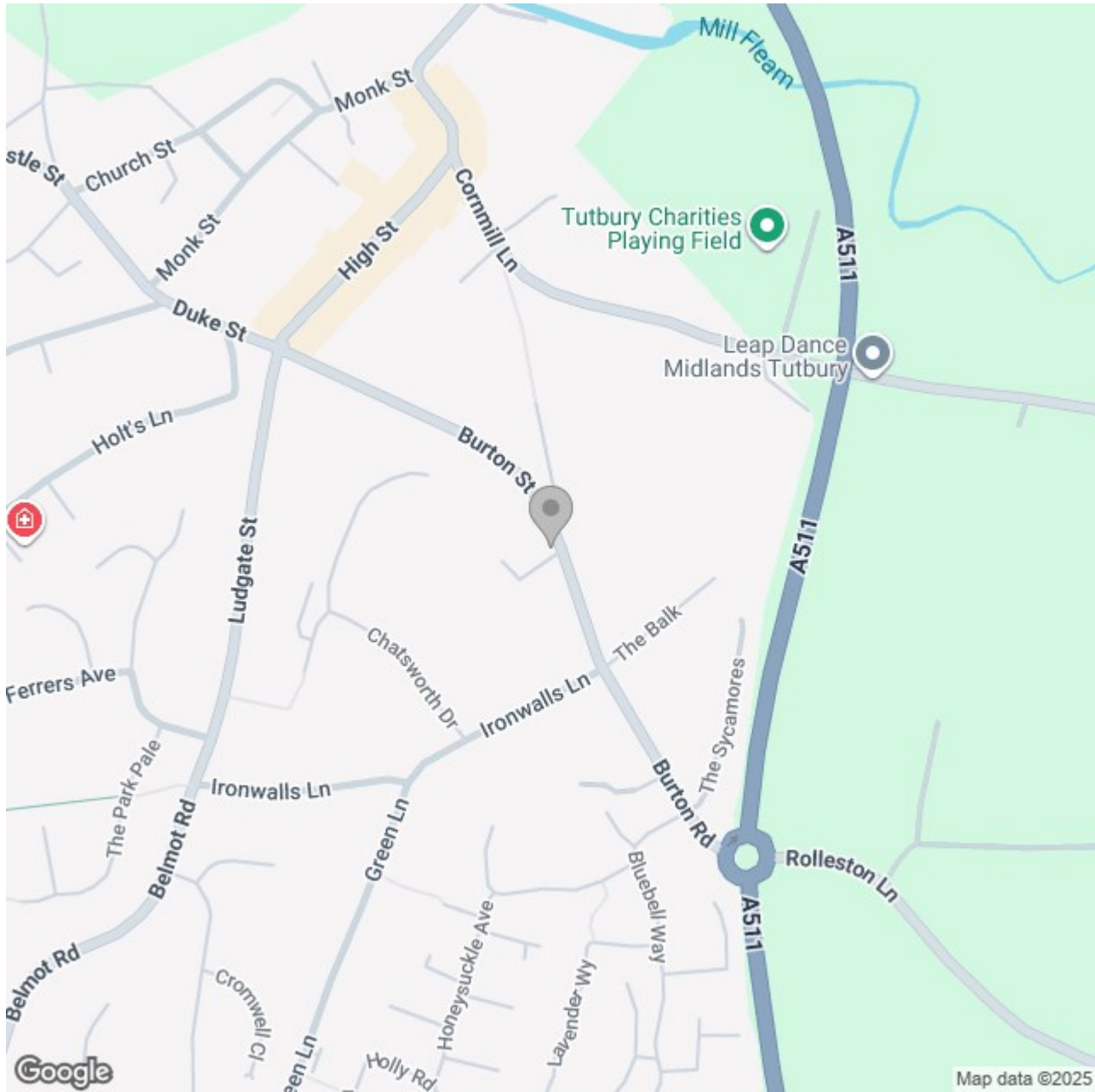
97.4 m²

1048 ft²

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 