



Dovefields Little  
Bridge  
Tutbury  
Burton-On-  
Trent  
DE13 9LW

Price £550,000

- Exclusive gated small development
- Superbly extended with family/dining/garden room
- Lounge and Study
- Fitted breakfast kitchen
- Principal bedroom with dressing area and re-fitted en suite
- Three further double bedrooms
- Refitted family bathroom with slipper bath
- Further Jack and Jill shower room
- Garden to two aspects and backing onto the village bowls club
- Double garage and ample parking

## GENERAL INFORMATION

### THE PROPERTY

We are delighted to present to the market this superb linked-detached residence, which, under the current owners, has been beautifully extended and offers a re-fitted: family bathroom, en suite to the principal bedroom, and guest cloakroom. The gas centrally heated accommodation must be viewed to appreciate the size and position of this home. An entrance hallway gives access to the guest cloakroom, lounge with doors out into the garden, a study, a modern fitted kitchen and a fabulous family/garden room with ample space for dining too.

On the first floor are four double bedrooms, the principal bedroom having a dressing area and refitted en suite shower room. Two further bedrooms share a spacious jack and jill en suite shower room and a super family bathroom with a slipper bath.





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**OUTSIDE**

Outside the residence is set within a small and select gated community. A block-paved driveway offers parking for a number of vehicles and leads to a detached double garage. A gate from the drive leads into the rear garden, which backs onto the village bowls club and encompasses the house to two sides. It offers a fabulous entertaining space with a decked terrace, a covered barbeque area, a shed and a bespoke timber-built covered veranda with further storage.

**LOCATION**

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Tutbury is a sought-after location with its pretty, old-world high street offering boutique-style shops, eateries, cafes and restaurants. The village is superbly served by a doctor's surgery, dentist, pharmacy, opticians, post office, church and village primary school. In the nearby village of Hatton are supermarkets, butchers and a train station.

**ACCOMMODATION**

An Entrance door leads into the:

**HALLWAY**

With attractive tiled flooring, a window to the front aspect, a useful under stairs storage cupboard, stairs off to the first floor and doors opening into:-

**GUEST CLOAKROOM**

1.14 to the window x 1.03 (3'9" to the window x 3'5")  
Superbly presented with subtiled surrounds, a pedestal hand wash basin and W.C. An obscure offers light from the front aspect.

**LOUNGE**

3.67 x 5.37 to french doors (12'0" x 17'7" to french doors)  
Having a window offering views over the side garden, French doors giving access out to the rear terrace and a feature fire surround with living flame gas fire inset. There are wall and ceiling light points.

**STUDY**

2.31 x 3.84 to window (7'7" x 12'7" to window)  
Having a window out to the side garden and an attractive fitted cabinet unit with shelving, drawers, and cupboard storage, ideal for files. There is attractive wood effect flooring.

**MODERN FITTED KITCHEN**

2.63 x 5.33 (8'8" x 17'6")  
The kitchen area has been opened up into the utility space to create a larger and lighter space. It is well-fitted with a good range of floor cupboards, larder, and drawer units, along with a matching range of wall-mounted cabinets. A four-ring Neff gas hob with stainless steel splash back and extractor is set within worktops along with a one-and-a-quarter sink with a side drainer. Integrated appliances include a fridge/ freezer, dishwasher, double oven and microwave. There are tiled splashbacks, a window looks out over the front, and a door gives access to the rear garden. There is also an additional small stainless-steel sink and provision for a washing machine. A wide opening leads through to the family/garden room



**SUPERB FAMILY LIVING AND DINING AREA/GARDEN ROOM**

3.65 x 7.40 (12'0" x 24'3")

It is a stunning space with bi-fold doors leading out onto the decked terrace. A large cathedral-style window looks out over the garden, and there are four further velux-style windows, giving the room lots of light. There are recessed ceiling down lights, further ceiling light points, wood effect flooring and contemporary-style radiators.

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Stairs rise to the first floor landing:

**FIRST FLOOR**

**LANDING**

1.94 incorporating stairwell x 8.23 (6'4" incorporating stairwell x 27'0")

The landing has all bedrooms leading off, windows to the front aspect, and an airing cupboard that houses the domestic hot water and central heating tank.

**PRINCIPAL BEDROOM SUITE**

3.10 to window x 4.36 (10'2" to window x 14'4")

Has a window looking over gardens and with

views of the village bowls club. Wood effect flooring and a wide opening through to the:

**DRESSING AREA**

1.58 x 2.70 (5'2" x 8'10")

Has a window to the side aspect, two fitted double wardrobes providing hanging space and shelving and a further fitted shelving unit. The wood effect floor continues through and a door leads into the shower room:

**RE FITTED EN SUITE SHOWER ROOM**

1.71 x 2.19 (5'7" x 7'2")

It is superbly presented with contrasting tiled surrounds and flooring, a large walk-in shower with a fall shower head and a hand-held head. A w.c. and a vanity unit with wash hand basin inset. There is an obscure window to the rear aspect.

**BEDROOM TWO**

3.18 to the window x 4.07 (10'5" to the window x 13'4")

With a window looking out over the front aspect, two built-in double wardrobes, a further built-in shelved cupboard, and a door leads through to the Jack and Jill shower room.

**JACK AND JILL SHOWER ROOM**

With a large fully tiled shower enclosure with glazed doors, pedestal hand wash basin and w.c.. There are tiled surrounds, obscure window to the rear, attractive flooring and heated towel rail.

**BEDROOM THREE**

2.98 x 4.14 to the window (9'9" x 13'7" to the window)

Having a window to the rear aspect and a door to Jack and Jill shower room.

**BEDROOM FOUR - currently used as a gym**

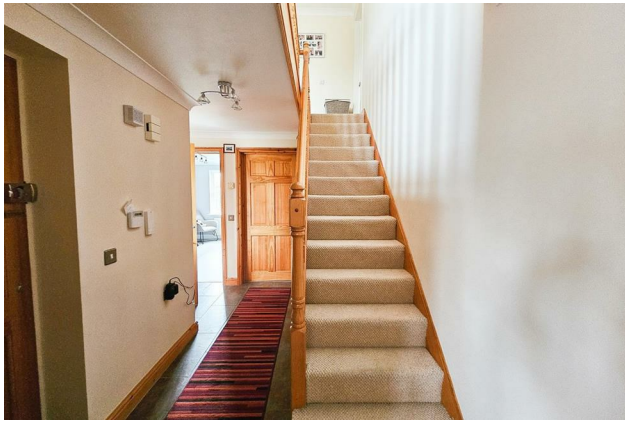
3.08 x 3.13 to the window (10'1" x 10'3" to the window)

A window out to the rear offers views over gardens and the village bowls club and there is rubber flooring, which can be moved if required.

**FAMILY BATHROOM**

2.6 to window x 2.53 max 1.55 min (8'6" to window x 8'4" max 5'1" min)

A well-appointed and re-fitted suite which includes a slipper bath with free-standing mixer taps and shower attachment, w.c. and pedestal hand wash basin with tiled splashbacks. There are attractive tiled surrounds and floor tiles.



## OUTSIDE

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Secure remote gates access to the development with a block paved driveway allowing for private parking, which has partial overhead cover through a carport and leads to the detached double garage with an up-and-over door, power, and light. There is a window looking out to the garden and a personal access door into the garden. From the drive a pedestrian gate gives access to the garden.

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The garden wraps around two sides of the property and looks out over the village bowls club. It is a great space for entertaining with a decked terrace with glass sides, a lawn, an undercover barbeque area and a shed. A fabulous feature which was built by the owners, is an undercover decked veranda.

## TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## AGENTS NOTE

Our client advises us that as owners of the properties, one party becomes a director of the developments management committee, and the current charges for the maintenance of the private driveway, remote gates, and grass cutting of the communal areas is £40.00 per calendar month. We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## CURRENT UTILITY SUPPLIERS

Water - South Staffs Water

Gas - British Gas

Electric - British Gas

Sewage - Severn Trent

Broadband supplier - Sky

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band F

## SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schools/normal-area-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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