



**228 Tutbury  
Road  
Burton-On-Trent  
DE13 0NY**

**£349,950**

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- SCOPE TO CREATE ENSUITE
- LARGE BATHROOM WITH 5-PIECE SUITE
- SPACIOUS LOUNGE DINER
- MODERN FITTED KITCHEN
- CONSERVATORY
- UTILITY WITH W.C
- GARDENS, DRIVE AND GARAGE

## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co. offers this three-bedroom traditional detached home with no upward chain for sale. This property stands behind a large patterned concrete drive with ample parking and mature herbaceous borders. An internally inspection of the property will reveal gas centrally heated and double-glazed accommodation with an entrance hallway. A spacious lounge diner with stairs off to the first floor. A modern fitted kitchen with integrated appliances and views over the garden, a conservatory, a utility with w.c. and a garage.

On the first floor are three double bedrooms, the principal bedroom having a box room off that could become an en suite or walk-in wardrobe and a large fitted bathroom with a five-piece suite.

To the rear of the property is a fully enclosed garden with a substantial-sized patio area and a lawn.







#### LOCATION

Tutbury Road is a popular residential road close to schools for all ages, a local supermarket, and other local amenities, including a dentist, doctors, and pharmacy.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

0.89m x 3.77m (2'11" x 12'4")

Window to the side aspect, coving to ceiling, radiator and ceiling light point, a door leads through to the open plan lounge and dining room.

#### OPEN PLAN LOUNGE DINING ROOM

#### LOUNGE AREA

3.49m x 3.50m to the window (11'5" x 11'5" to the window )

Has a stone effect fire surround with granite style hearth with living flame gas fire inset, bow window to the front aspect, radiator, coving to ceiling, ceiling light points, wall light points and a large opening through to the dining room.

#### DINING ROOM AREA

4.52m x 3.81m (14'9" x 12'5")

Has a window looking out to the conservatory, radiator, obscure window to the side aspect, stairs to first floor and a door which leads through to the modern fitted kitchen.

#### MODERN FITTED KITCHEN

3.67m x 2.67m (12'0" x 8'9" )

Is equipped with a range of base

cupboards, drawers with matching eye line cabinets, integrated appliances include a fridge, freezer, oven, dishwasher and work tops are inset with a stainless steel sink and side drainer, a Zanussi hob with a Zanussi extractor fan above, there is a window looking out to the rear garden, attractive wood effect flooring and a door which leads through to the conservatory.

#### CONSERVATORY

4.44m x 2.47m (14'6" x 8'1" )

Has sliding patio doors leading out to the rear garden, tiled flooring, ceiling light points, radiator and door to utility with cloakroom.

#### UTILITY & CLOAKROOM

2.57m x 1.71m (8'5" x 5'7" )

Is equipped with a base unit with stainless steel sink and side drainer,



W.C. and provision for washing machine and tumble dryer. A door leads through to the garage.

#### GARAGE

5.74m x 2.84m max (18'9" x 9'3" max )  
Has an up and over door, power and light.

#### FIRST FLOOR

##### LANDING

With window to the side aspect, loft access points and all doors leading off to:

##### BEDROOM ONE

3.17m x 3.52m to the window (10'4" x 11'6" to the window )  
Is fitted with a range of built in wardrobes providing hanging space and shelving, over head cabinets and bedside cabinets along with a matching dressing table, there is a radiator, window to the front aspect, ceiling light point and a door which leads through to a potential dressing room or en suite.

##### POTENTIAL DRESSING ROOM/EN SUITE

1.22m width x 2.41m to the window (4'0" width x 7'10" to the window )

Has a window to the front aspect, ceiling light point and radiator.

##### BEDROOM TWO

2.87m to window x 3.47m (9'4" to window x 11'4")

Has a window looking out over the rear aspect, radiator, ceiling light point and a built in storage cupboard providing hanging space and shelving.

##### BEDROOM THREE

2.82m max into chimney breast x 3.53m (9'3" max into chimney breast x 11'6" )

Window to the front aspect, radiator, ceiling light point and a large built in storage cupboard which provides hanging space and shelving.

##### BATHROOM

2.81m to window x 2.54m min (9'2" to window x 8'3" min )

Is equipped with a fully tiled corner shower, panelled bath, bidet and a range of built in vanity units providing storage and inset with a fitted W.C. and hand wash basin, there is an obscure window to the rear aspect, recessed ceiling down lights, fully tiled walls and an airing cupboard which houses the domestic hot water and central heating Worcester Bosch boiler.

##### OUTSIDE

The property sits back off Tutbury Road behind a patterned concrete driveway providing parking for a number of vehicles with mature herbaceous planting, the rear garden is fully enclosed with a large paved patio area and lawn, a path leads down the side of the house from the front to the rear garden.

##### TENURE

FREEHOLD - 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.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - B Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

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

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding

flood defence in the area.

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

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

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

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-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/>

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2024) 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**SALES OFFICE**  
Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)