



Ferrers Avenue, Tutbury, Burton-On-Trent, DE13 9JJ

Asking Price £280,000

Nicholas
Humphreys

Ferrers Avenue, Tutbury, Burton-On-Trent

**** Detached Bungalow ** Corner Plot ** Good Size Accommodation ****

An attractive, extended and refurbished modern detached bungalow in a popular location, within the historic village of Tutbury, The bungalow has been creatively remodelled and refitted with uPVC double glazing and gas central heating, complemented by an attractive extension to provide a superior modern kitchen/diner along the side and rear elevations. The home offers a rear aspect lounge, two double bedrooms and fitted bathroom. Outside a corner plot with double width driveway and side and rear gardens.

Tutbury provides a comprehensive range of amenities for every day needs and leisure, with a variety of interesting shops and restaurants together with a doctor's surgery and chemist, combined with a regular bus service to both Burton upon Trent and Derby.

View By Appointment Only.



The Accommodation

The internal accommodation is tastefully decorated and has been extended to provide a stunning open plan superior modern kitchen/diner along the side and rear elevations, offering a wide selection of fitted units with built-in oven and hob, dishwasher and further freestanding appliance spaces, a spacious dining area, built-in cloaks cupboard and front door to the front elevation.

A rear aspect lounge takes in an attractive view across the rear garden with French patio doors. There are two double bedrooms and a central fitted bathroom offering a three piece white bathroom suite, in white with a shower positioned above the bath and complimentary wall tiling.

Outside a corner plot with double width driveway with side gate to the side and rear gardens with lawn and stone paved patio area.

Lounge

5.13m x 3.25m (16'10 x 10'8)

Kitchen Diner

l-shape 5.13m max x 4.57m max (l-shape 16'10 max x 15'0 max)

(Max into L shape areas)

Master Bedroom

3.94m x 3.35m (12'11 x 11'0)

Bedroom Two

4.17m to wardrobes x 2.39m (13'8 to wardrobes x 7'10)

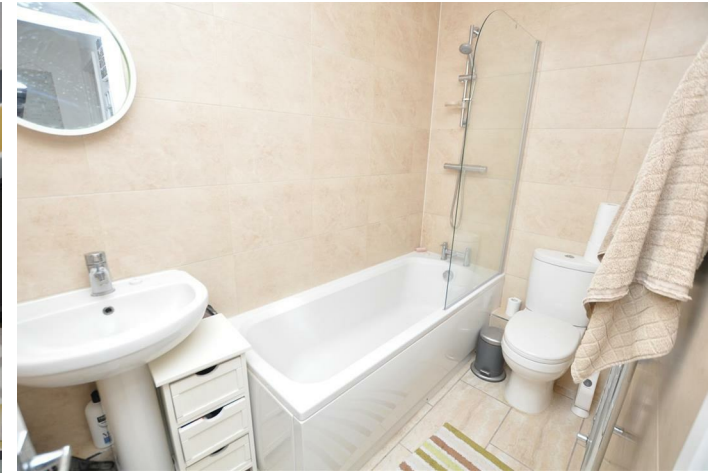
Fitted Bathroom

Double Width Driveway

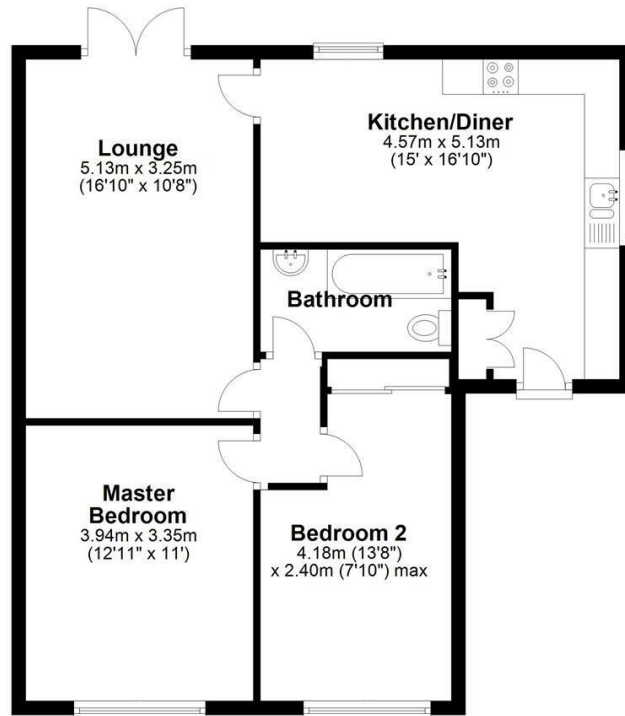
Corner Plot Garden

Draft details awaiting vendor approval and subject to change.





Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Council Tax Band C
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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	

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