



Primrose Drive, Tutbury, Burton-On-Trent, DE13 9LQ

Asking Price £325,000

Nicholas
Humphreys

Primrose Drive, Tutbury, Burton-On-Trent

**** Attractive Detached Home ** Rural Outlook ** Historic Village Location ** Video Tour Online ****

Located within this historic village position on the edge of a modern development, an attractive high specification three bedroom detached home, close to open countryside on the popular "Heritage Park" development.

The high specification accommodation in brief comprises; a welcoming entrance hallway, guest cloakroom, dual aspect lounge with beautiful limestone feature fireplace with French patio doors leading out to the landscaped rear garden. The beautifully appointed open plan dining kitchen, has granite worksurfaces and a wide selection of integrated appliances, ample space for a table & chairs, and a separate utility room providing access to the garden and guest cloakroom.

The first floor accommodation has a spacious landing with high ceilings continuing through to all three, well proportioned family bedrooms and a contemporary modern bathroom. The master double bedroom has a well appointed en-suite shower room.

Outside, the home is set within a cul de sac position, with an attractive front aspect view and walled fore garden. There is a tarmac driveway providing parking for two cars leading to a single garage, with side gate to a generous enclosed landscaped rear garden with paved patios and lawn.



The Accommodation

A front entrance door leads into a welcoming reception hallway having "Karndean" floor continuing through to the kitchen diner, staircase leading to the first floor landing, and a useful cloaks cupboard. The dual aspect lounge has a beautiful limestone recessed feature fireplace with limestone hearth, and inset electric stove style fire. French patio doors open onto the rear garden and a window to the front aspect offering views towards open countryside.

The open plan kitchen diner is fitted with a wide range of wall, base and drawer units, black granite work surfaces above with matching splash back. A selection of integrated appliances include a "AEG" stainless steel electric oven, gas four ring hob with stainless steel splash back, with a chimney extractor hood above, and concealed dishwasher, and fridge freezer. There is also a useful under-stairs storage cupboard, windows to both front and side aspects with plantation shutters and "Karndean" flooring continues into the utility room. The utility room has further granite work surface, concealed gas fired combination boiler, freestanding appliance space for washing machine, back door to the garden, and door into a guest cloakroom with two piece white cloakroom suite.

The first floor landing has a useful storage/ airing cupboard with shelving and and loft access point. The master bedroom is across the front aspect with window enjoying an open aspect view, with plantation shutters and door to the en-suite shower room, fitted with a white three piece contemporary shower room suite, chrome heated towel rail, wall mounted LED illuminated wall mirror and window with plantation shutters.

There are two further generous bedrooms and a stylish modern contemporary bathroom, offering a three piece white bathroom suite with shower positioned above the bath with fitted glass shower screen, complimented by a modern finish wall tile & chrome heated towel rail.

Outside is the tarmac driveway leading through to the brick built single garage. At the front of the property is a walled forecourt garden laid to lawn and gate from the driveway leads into the rear garden. The mature rear garden has a paved patio area, shaped lawn and a further patio area to the rear of the garden, alongside a further area ideal for external storage behind the garage.

Reception Hallway

Guest Cloakroom

Kitchen Diner

4.47m x 3.40m max (14'8 x 11'2 max)

Dual Aspect Lounge

5.66m x 3.23m (18'7 x 10'7)

Utility Room

2.46m x 1.12m (8'1 x 3'8)

First Floor

Master Bedroom

3.73m x 3.30m (12'3 x 10'10)

En-suite Shower Room

Bedroom Two

3.38m max x 3.12m max (11'1 max x 10'3 max)

Bedroom Three

2.46m x 2.21m (8'1 x 7'3)

Family Bathroom

1.93m x 1.85m (6'4 x 6'1)

Single Garage

4.95m x 2.74m (16'3 x 9'0)

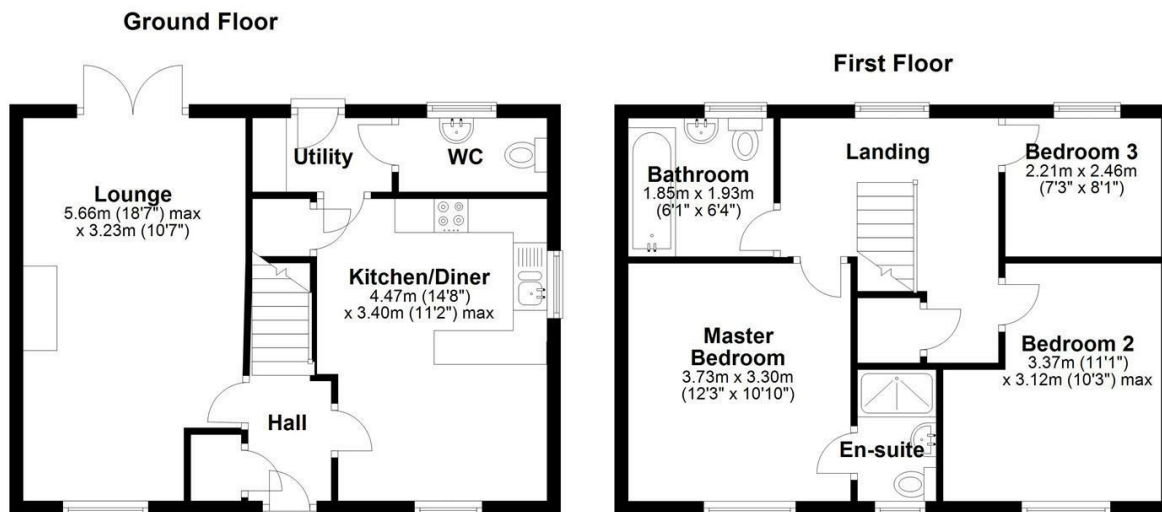
Tutbury Village

This historic vibrant village has a great social scene with various public houses, boutique and antique shops, the popular Dog and Partridge Hotel alongside independent cafes, bakery and takeaways & within easy reach of the A38, A50 linking to Derby and the Peak District

Draft details awaiting vendor approval and subject to change.







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 D
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN