



Cromwell Close, Tutbury, Burton-On-Trent, DE13 9HZ

£295,000

Nicholas
Humphreys

Cromwell Close, Tutbury, Burton-On-Trent

** Detached Family Home ** Heavily Extended ** Historic Village Location **

Situated on a pleasant corner location is this spacious three bedroom detached residence for sale with the benefit of a superb open plan breakfast kitchen combined living area. The property offers far reaching views to the front over park land and towards Tutbury castle.

Double glazed and gas centrally heated throughout, the accommodation opens with an entrance hallway, lounge across the front aspect, breakfast kitchen with a combined open plan living dining area, selection of built-in appliances and French patio doors to the rear elevation. There is a utility room and guest cloakroom w/c, doorway giving access to the integral garage.

To the first floor are three generous bedrooms and a family shower room.

Outside, to the front is a block paved driveway leading to a single garage. To the rear is a pleasant landscaped enclosed garden with raised planting borders, stoned area ideal for seating and socialising with friends and family.



APPROACH

This superb extended three bedroom detached residence situated in this sought after village location and offering views to the front over the local park and towards Tutbury castle.

Situated on a pleasant corner location is this spacious three bedroom detached residence benefits from having a sensational breakfast living kitchen. The property benefits from having double glazing and gas central heating, entrance hall, lounge to the front elevation, fantastic fitted kitchen living, dining area with stunning centre island, utility room and cloakroom w/c, access to the garage. To the first floor are three bedrooms and a family shower room.

Tutbury is a historic and popular village which offers a comprehensive range of facilities which include doctors, dentist, boutique shops, public inns and restaurants as well as a well regarded primary school. Its location allows for ease of access via the A38 and A50. The village is also served by a regular bus service and there is a train station located in neighbouring Hatton.

ENTRANCE HALL

1.68 x 1.39 (5'6" x 4'6")

Having stairs to first floor landing, designer radiator, uPVC double glazed door overlooking the front elevation, ceiling light point and carpet to the floor, opening through to the lounge.

LOUNGE

4.35 x 3.54 (14'3" x 11'7")

Having a UPVC double glazed window to front aspect, designer radiator, laminate to the floor, ceiling light point, doorway giving access to the kitchen living lounge.

KITCHEN, LIVING LOUNGE

6.45 x 4.60 (21'1" x 15'1")

Fitted with a modern range of base cupboards and drawer units with wall mounted cabinets. Work preparation surfaces are inset with a bowl and a half stainless steel sink and side drainer with mixer tap over. Integrated Indesit double oven and microwave, fridge / freezer and dishwasher. Stunning centre island with inset induction hob tiled splash backs. Island lighting, designer radiator, spot lights to the ceiling, two sets of french doors giving overlooking the landscaped rear garden. Doorway giving access to the utility cloakroom w/c. Doorway to garage.

UTILITY ROOM

1.85 x 1.46 (6'0" x 4'9")

Having a range of base units with inset stainless steel sink with mixer tap, under counter area for washer and tumble dryer. Worcester boiler, laminate to the floor and doorway to the integral garage.

CLOAKROOM W/C

Having a low level w/c and vanity wash hand basin, laminate to the floor, chrome towel rail.

LANDING

Having a UPVC double glazed window overlooking the side elevation, spindle gallery staircase, designer radiator and loft access point, airing cupboard.

BEDROOM ONE

4.71 x 2.50 (15'5" x 8'2")

Having a UPVC double glazed window to rear aspect, designer radiator and carpet to the floor.

BEDROOM TWO

3.18 x 2.61 (10'5" x 8'6")

Having a UPVC double glazed window to front aspect, designer radiator and carpet to the floor.

BEDROOM THREE

2.47 x 1.88 (8'1" x 6'2")

Having a UPVC double glazed window to front aspect, designer radiator and carpet to the floor.

FAMILY SHOWER ROOM

Having a three piece shower suite comprising of corner shower cubicle with mains shower over, low level centre flush w/c and vanity sink units, chrome towel radiator and vinyl to the floor. UPVC double glazed opaque window overlooking the front elevation.

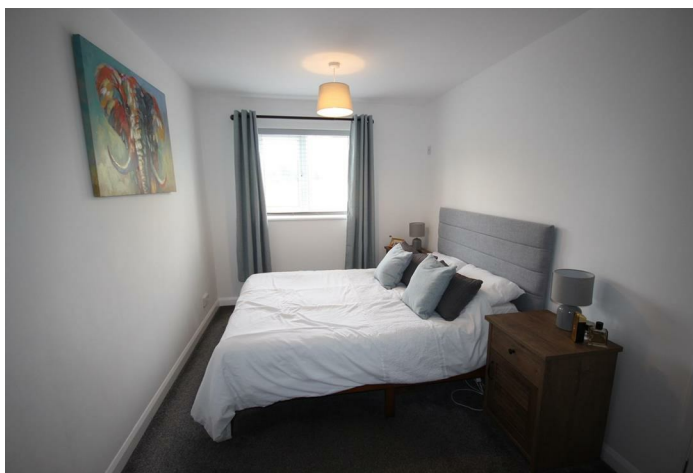
GARAGE

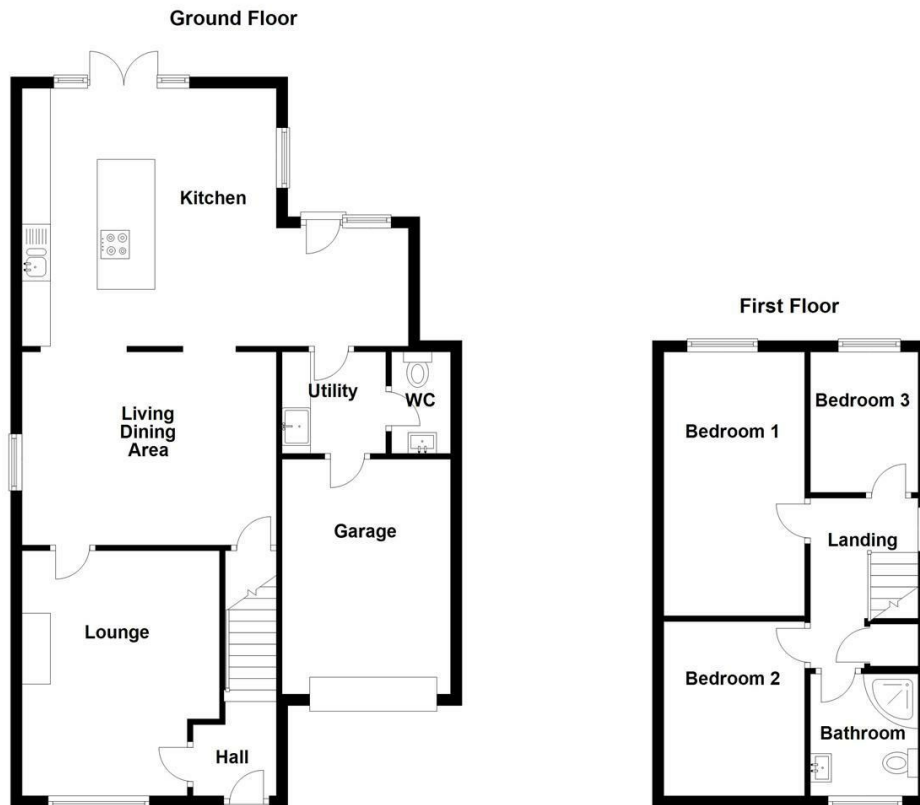
Having up and over door, power and lighting.

FRONT AND REAR GARDENS

The property is delightfully situated on a corner plot having a block paved driveway leading to the integral garage. The rear garden is landscaped with a range of raised herbaceous borders. Stoned seating area ideal for socialising and entertaining family and friends.







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.




Council Tax Band C
Freehold

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.

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

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