



Lodge Hill,, Tutbury, DE13 9HF

Nicholas  
Humphreys

£695,000

This beautifully presented detached family residence on Lodge Hill, Tutbury, is set back from the road behind double wrought iron gates, leading to a sweeping driveway and mature front garden. The spacious accommodation includes a welcoming reception hallway, a large lounge diner with a feature fireplace, and an additional sitting area with views over the rear garden.

The stunning open-plan dining kitchen boasts gloss-fronted units, granite work surfaces, a central island, and built-in appliances. A self-contained annex, accessible from the reception hallway, offers its own fitted kitchen, sitting room, bedroom, and shower room, making it ideal for guests or extended family.

The floor has an open gallery landing leading to a front balcony overlooking the garden. The master bedroom features fitted wardrobes and an en-suite shower room, while a second double bedroom also benefits from an en-suite. Two further generous double bedrooms share a comprehensively fitted central family bathroom. The home has the benefit of solar panels and air source heat pump to supply home with its heating requirements.

The extensive rear garden includes a paved patio, lawn, flower borders, and a small putting green for golf enthusiasts. The property is conveniently located between the villages of Tutbury and Stretton set on approximately third of an acre, near Burton-on-Trent, with easy access to the A38 and major road networks. Viewings are by appointment only.



**The Accommodation**

Lodge Hill, Tutbury – A Stunning Detached Family Residence.

Set back from the road behind double wrought iron gates, this beautifully presented detached home boasts a sweeping driveway and an established front garden with mature trees. Offering generous and versatile accommodation, the property is perfect for family living.

Upon entering, a welcoming reception porch leads into the spacious reception hallway, with stairs rising to a stunning gallery landing. A guest cloakroom, fitted with a white suite including a WC, hand wash basin, and imported porcelain tiles, is conveniently located off the hallway.

The elegant lounge diner spans the front elevation, featuring an open fireplace and a bay window. Laminate flooring extends through to an additional sitting area, which enjoys delightful views over the rear garden via UPVC double-glazed French patio doors.

The heart of the home is the stunning open-plan dining kitchen, fitted with gloss-fronted base cupboards and drawers, black granite work surfaces, and high-level wall units. A central island provides extra workspace and breakfast seating, while built-in appliances include a fve-ring electric hob with an angled extractor hood, an oven, microwave, double-drawer dishwasher, and a wine cooler. A UPVC double-glazed window frames the picturesque rear garden view.

A key highlight of this home is the self-contained annex, accessed from the reception hallway. It comprises a fitted kitchen with base cupboards, drawers, a built-in fridge, freezer, oven, and hob with an extractor hood, all complemented by ceramic tiled flooring. The annex features a sitting area (currently used as a bedroom) with laminate flooring, a UPVC window, and a door opening onto the rear garden. The separate bedroom has an upright radiator and UPVC double-glazed window, while the modern fitted shower room offers a low-level WC, hand wash basin, and a walk-in shower with a glass shower screen.

The first-floor accommodation is accessed via an open gallery landing, with French patio doors leading to a front-facing balcony, providing a charming seating area overlooking the front garden. The master bedroom set across the rear elevation includes fitted wardrobes, polished laminate flooring, a UPVC double-glazed window, and an en-suite shower room with a WC, hand wash basin, fitted wall mirror cabinet, and shower enclosure.

A second double bedroom, positioned at the front of the property, benefits from its own en-suite shower room with a WC, hand wash basin with storage below, shower enclosure, and imported wall tiles. Two further generously sized double bedrooms are serviced by a centrally located family bathroom, featuring a three-piece bathroom suite with a P-shaped shower bath, curved glass shower screen, WC, and vanity hand wash basin, finished with stylish wall and floor tiling. A heated towel rail and window overlooking the rear aspect completes this space.

Externally, the property enjoys a block-paved driveway and a well-maintained lawn front garden with mature trees. Side pedestrian access leads to the extensive rear garden, which features a paved patio, lawn, and flower borders. At the far end, a small putting green with a pitching net adds a unique touch for golf enthusiasts.

Situated along Lodge Hill, between the villages of Tutbury and Stretton near Burton-on-Trent, this home offers excellent transport links, with the A38 providing easy access to Lichfield and Derby.

**Entrance Porch**

**Reception Hallway**

**Guest Cloakroom**

**Lounge Diner**

**Additional Sitting Room / Snug**

**Fitted Kitchen Diner**

**Annex**

**Lounge**

**Kitchen**

**Bedroom**

**Shower Room**

**First Floor Main House**

**Master Bedroom**

**En-suite Shower Room**

**Double Bedroom Two**

**En-suite Shower Room**

**Double Bedroom Three**

**Bedroom Four**

**Central Family Bathroom**

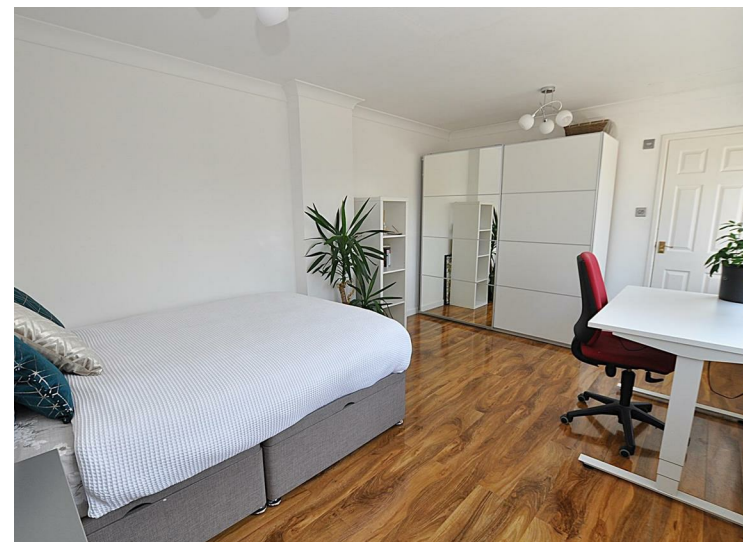
**Extensive Driveway & Gardens**

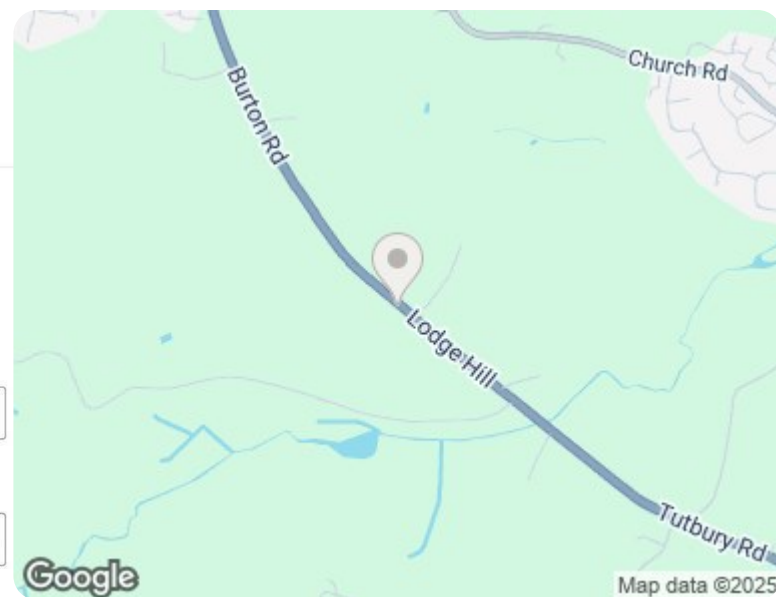
Property construction: Standard  
Parking: Driveway  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Air Source Heat Pump  
Council Tax Band: F  
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>  
Local Authority: East Staffordshire Borough Council  
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Since the EPC rating of E, there have been significant improvements and we await a revised EPC inspection. Draft details awaiting vendor approval and subject to change.  
Floor Plan To Follow Soon

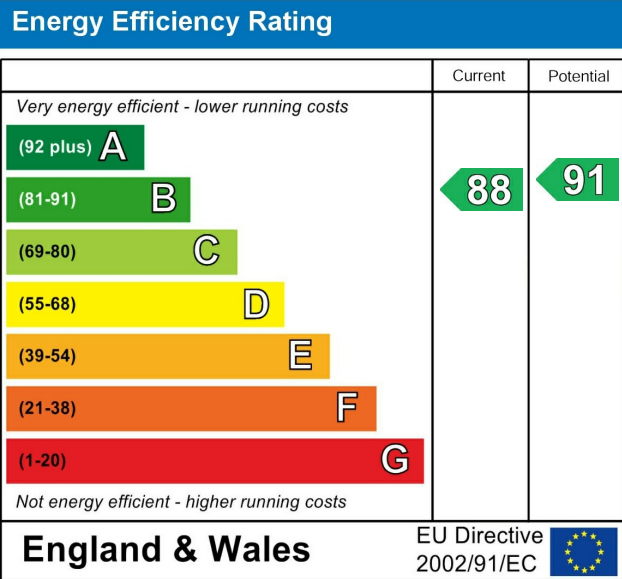








Floor plans to be used as a guide to layout only, whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purpose only. Provided courtesy of Giraffe360 & Abode Estate Agents.



**Council Tax Band F**

**Freehold**

**88**

**91**

**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.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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