



Monk Street, Tutbury, Burton-on-Trent



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Guide price £285,000



Key Features

- Exceptional Period House
- Close To The Heart Of This Thriving Historic Village
- Elevated Location With Charming Cottage Gardens
- Well Presented Throughout
- Three Bedrooms
- Potential For En-Suite
- EPC rating D
- Freehold





An exceptional semi detached period house in a very appealing location just a stones throw from the heart of this historic village. The village offers a comprehensive range of facilities and amenities together with cafes and public houses. Dominated by Tutbury Castle the village offers many attractive features. The property itself is very well presented throughout and offers very comfortable and well lit accommodation which in brief comprises: - reception hall, lounge opening into dining room, good sized kitchen, lean-to utility area, cellar, on the first floor a landing leads to two generous bedrooms and bathroom. The master bedroom has potential for an en-suite. On the second floor is a third double bedroom. Outside there is an attractive garden with patio area and large shed.

Accommodation In Detail

Part glazed entrance door with window over leading to:

Reception Hall

having one central heating radiator, wood effect laminate flooring and staircase rising to first floor.

Lounge 3.7m x 3.63m (12'1" x 11'11")

having bay window to front elevation with panelling under, coving to ceiling, picture rail, one central heating radiator, Victorian style cast fireplace standing on a tiled hearth with polished wood surrounds and mantle housing a coal effect gas fire, wood effect laminate flooring and coloured glass feature opening into:

Dining Room 3.69m x 3.02m (12'1" x 9'11")

having wood effect laminate flooring, feature fireplace with cast grate, coving to ceiling, window to rear elevation, one central heating radiator and door to:

Kitchen 4.2m x 2.91m (13'10" x 9'6")

having enamel sink set into wood effect work top with tiled surrounds, ample range of cream fronted base cupboards and drawers, matching wall mounted units, full height unit housing fridge/freezer, extractor canopy, recessed ceiling lights, half glazed door to side elevation and glazed double doors opening out to the rear courtyard. A door gives access to a single roomed cellar.

Side Lean-To Utility/Porch 4.18m x 1.46m (13'8" x 4'10")

having one central heating radiator and part glazed door to rear elevation.

On The First Floor

Split level Landing

having staircase rising to second floor and built-in airing cupboard with louvred double doors.

Bedroom One 4.72m x 3.73m (15'6" x 12'2")

having bay window to front elevation, cornice detail to ceiling, ceiling rose, dado rail, one central heating radiator and opening into potential en-suite (not fitted).

Bedroom Two 4.19m x 2.92m (13'8" x 9'7")

having one central heating radiator, wood effect laminate flooring and window to rear elevation.

Bathroom

having three piece suite comprising bath with shower over together with glazed side screen, wc, wash basin, window to rear elevation and ladder style radiator.

On The Second Floor

Bedroom Three 4.21m x 2.89m (13'10" x 9'6")

having window to rear elevation, skylight, one central heating radiator and wood effect flooring.



Outside

To the front of the property is a wrought iron gate and fence together with a formal garden, steps give access to the side of the property and path to front door. To the rear is an enclosed courtyard area with steps to a low maintenance established garden with a large shed.

Services

All mains services are believed to be connected to the property.

Measurement

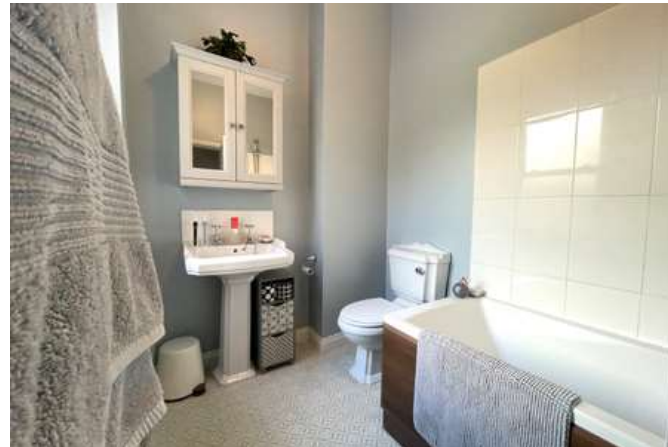
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

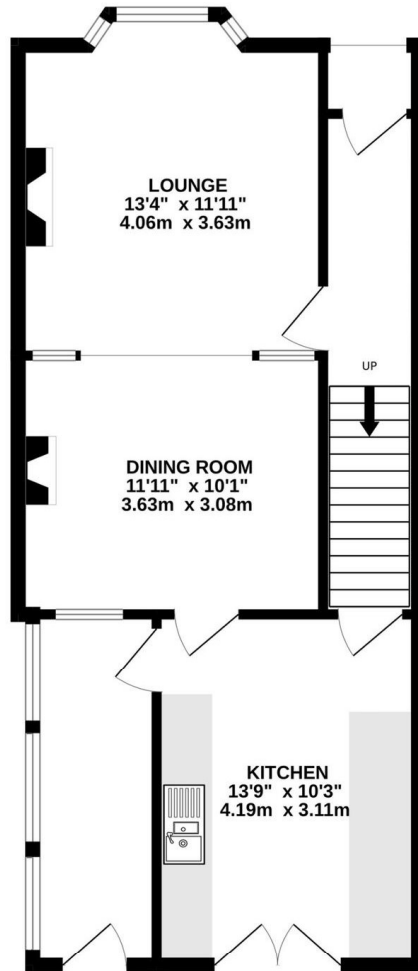
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

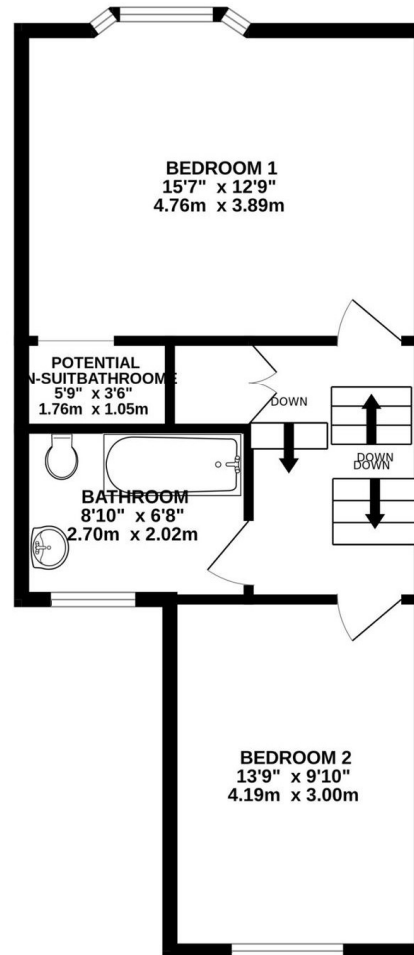




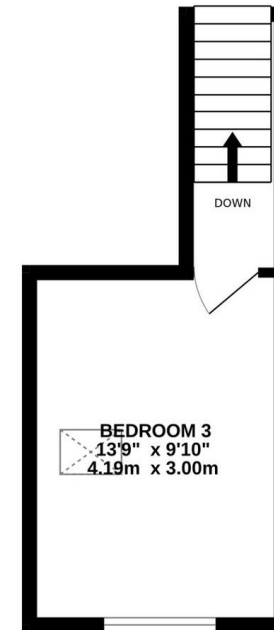
GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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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