



Priory Close, Tutbury, Burton-on-Trent



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£225,000



## Key Features

- Traditional Three Bedroomed Semi Detached Home
- Newly Renovated Throughout
- Immediate Vacant Possession
- U:pvc Double Glazing & Gas Fired Central Heating
- Newly Fitted Kitchen & Bathroom
- Large Rear Conservatory
- EPC rating D
- Freehold





Situated within this quiet cul de sac this three bedroomed semi detached home has been recently up-graded and is thought ideal for family buyers. With both modern kitchen and bathroom the home is ready to move into and provides accommodation which in brief comprises: - recessed entrance, entrance hall, large open lounge lounge/diner with conservatory off, re-fitted kitchen with further utility/conservatory off. On the first floor a landing leads to three well proportioned bedrooms and bathroom with newly fitted suite. Outside a driveway to the front provides parking for approximately three vehicles and to the rear is a pleasant enclosed garden which is landscaped with large patio and lawned area.

### Accommodation In Detail

#### Open Canopied Entrance

having quarry tiling to floor and half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall

having quality fitted laminate flooring, one central heating radiator, staircase rising to first floor, useful understairs storage cupboard, fitted extractor vent, fitted smoke alarm and thermostatic control for central heating.

#### Large Open Plan Lounge/Diner

having Upvc double glazed window to front elevation, two central heating radiators, quality fitted laminate flooring, coving to ceiling and double glazed French doors opening through to:

#### Conservatory

having fitted laminate flooring, one central heating radiator, fitted wall light points and tri-polycarbonate panelled roof.

#### Newly Fitted Kitchen

having a good range of high gloss white fronted base and eye level units with complementary marble effect working

surfaces, four ring electric hob with oven under and extractor over, enamel sink and drainer with mixer tap, useful understairs store housing gas and electric meters, quality fitted laminate flooring and obscure double glazed door leading through to:

#### Rear Utility/Conservatory

having one central heating radiator, fitted laminate flooring, wall light points and glazed door opening out to the rear garden.

### On The First Floor

#### Landing

having Upvc double glazed window to side elevation, access to loft space and fitted smoke alarm.

#### Bedroom One

having low intensity spotlights to ceiling, Upvc double glazed window to rear elevation and one central heating radiator.

#### Bedroom Two

having Upvc double glazed window to front elevation and one central heating radiator.

#### Bedroom Three

having one central heating radiator, Upvc double glazed window to front elevation and coving to ceiling.

#### Bathroom

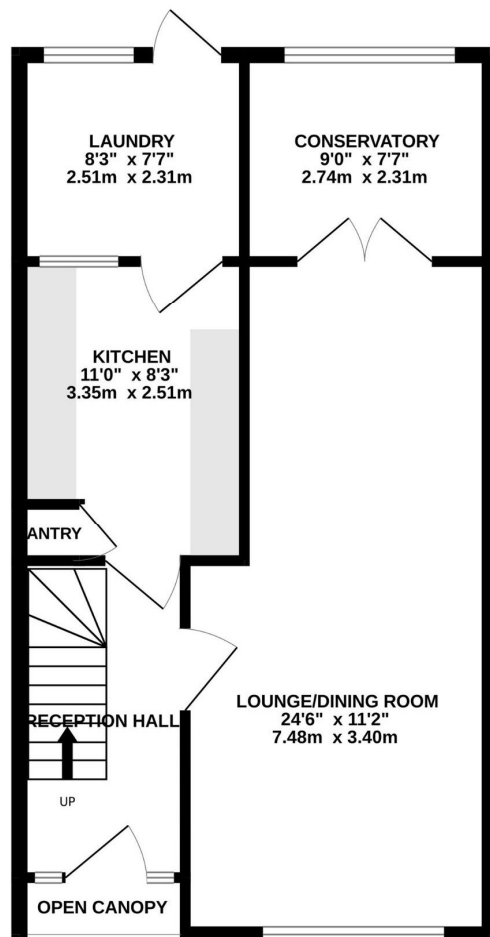
having newly fitted white suite comprising panelled bath with shower attachment over, vanity wash basin, low level wc, obscure Upvc double glazed window to rear elevation, heated modern ladder towel radiator and cupboard housing fitted Vaillant condensing combi gas fired central heating boiler.

### Outside

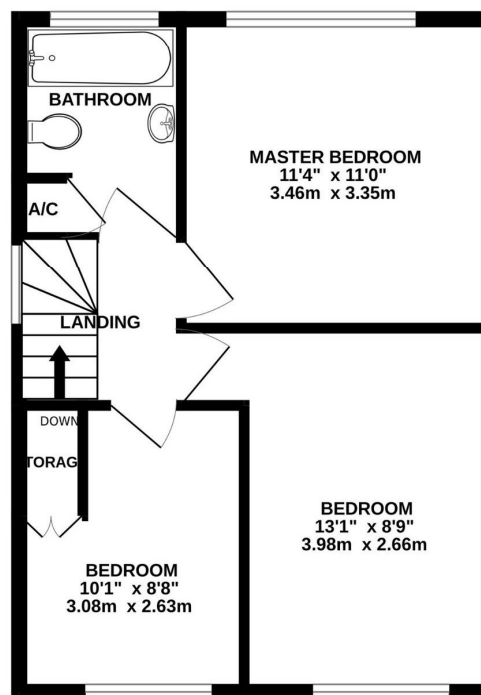
To the front of the property a block paved driveway provides parking for approximately three vehicles and there is a mainly lawned fore garden set behind a dwarf wall. To the rear is a pleasant enclosed garden, well screened by timber fencing and featuring a large patio and lawned area. There are views over Tutbury Castle and beyond.

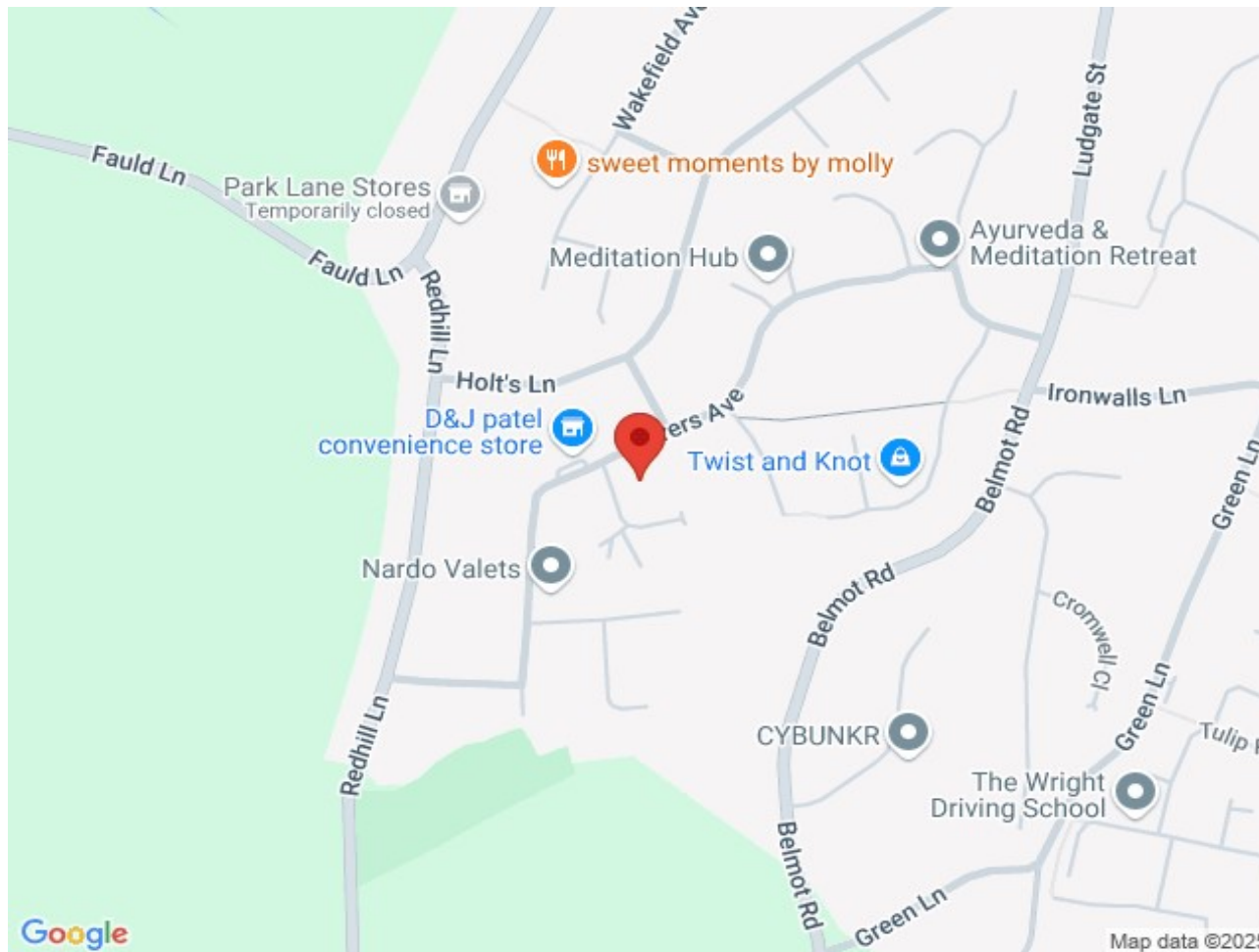


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		83
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

### Services

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

### 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.