



Tutbury Drive, Stapenhill,
Burton-on-Trent



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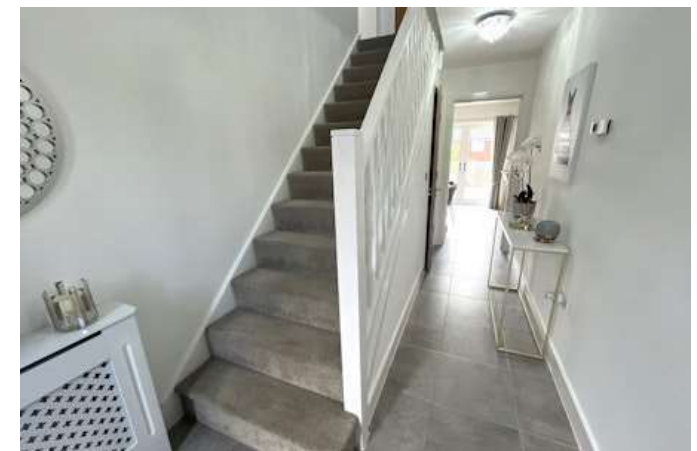
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£367,500



Key Features

- Detached Family Home
- Four Double Bedrooms
- Well Regarded Modern Development
- High Level Of Internal Specification
- Lovely Landscaped Rear Garden
- Close To Amenities & Facilities
- EPC rating B
- Freehold





Situated upon this modern select development this impressive four double bedroomed detached family home is worthy of an internal inspection in order to appreciate the quality of accommodation on offer which in brief comprises: - spacious entrance hall with guest cloak room off, large lounge, fabulous open plan dining kitchen and utility room. On the first floor a landing leads to four well proportioned bedrooms, master with en-suite and family bathroom. Outside a driveway to the front provides ample parking and leads to a large attached garage and to the rear is a pleasant enclosed mainly lawned garden.

Accommodation In Detail

Composite security entrance door with double glazed lights to either side leading to:

Impressive Entrance Hall 4.58m x 2.02m (15'0" x 6'7")

having light grey ceramic tiling to floor, one central heating radiator, staircase rising to first floor, thermostatic control for central heating and fitted smoke alarm.

Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, fitted extractor vent and light grey ceramic tiling to floor.

Main Reception Room 3.5m x 4.59m (11'6" x 15'1")

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

Fabulous Open Plan Dining Kitchen 3.19m x 5.61m (10'6" x 18'5")

having a wonderful array of high gloss base and wall mounted units with complementary rolled edged working surfaces, concealed under unit LED lighting, four ring induction hob with electric oven under, stainless steel Franke sink and draining unit with mixer tap over, Upvc double glazed window to rear

elevation, Upvc double glazed French doors opening out to the rear garden, light grey ceramic tiling to floor, integrated dishwasher and fridge/freezer, fitted breakfast bar and opening through to:

Utility Room 3.1m x 1.82m (10'2" x 6'0")

having a lovely array of high gloss base and eye level units with complementary rolled edged working surfaces, stainless steel sink and drainer, cupboard housing fitted Ideal Logic condensing gas fired central heating boiler, integrated washer and fitted extractor vent.

On The First Floor

Galleried Landing

having Upvc double glazed window to front elevation, one central heating radiator, fitted smoke alarm, access to loft space and airing cupboard incorporating pressurised hot water cylinder.

Master Bedroom 3.61m x 4.54m (11'10" x 14'11")

having Upvc double glazed window to rear elevation, one central heating radiator and four double built-in high gloss floor to ceiling wardrobes.

En-Suite Shower Room

having suite comprising shower enclosure with Drenche shower, pedestal wash basin, low level wc, full tiling complement to walls and floor, obscure Upvc double glazed sash style window to rear elevation and fitted extractor vent.

Bedroom Two 3.43m x 2.99m (11'4" x 9'10")

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

Bedroom Three 3.61m x 2.72m (11'10" x 8'11")

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

Bedroom Four 3.23m x 2.98m (10'7" x 9'10")

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



Family Bathroom

having quality white suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, full tiling complement to walls and floor, obscure Upvc double glazed window to side elevation and heated ladder towel radiator.

Outside

To the front of the property is a double width driveway providing parking for two vehicles and leading to an attached garage with up and over door, electric light and power. There is a mainly lawned fore garden. To the rear is a large expanse of patio beyond which lies an enclosed mainly lawned garden.



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

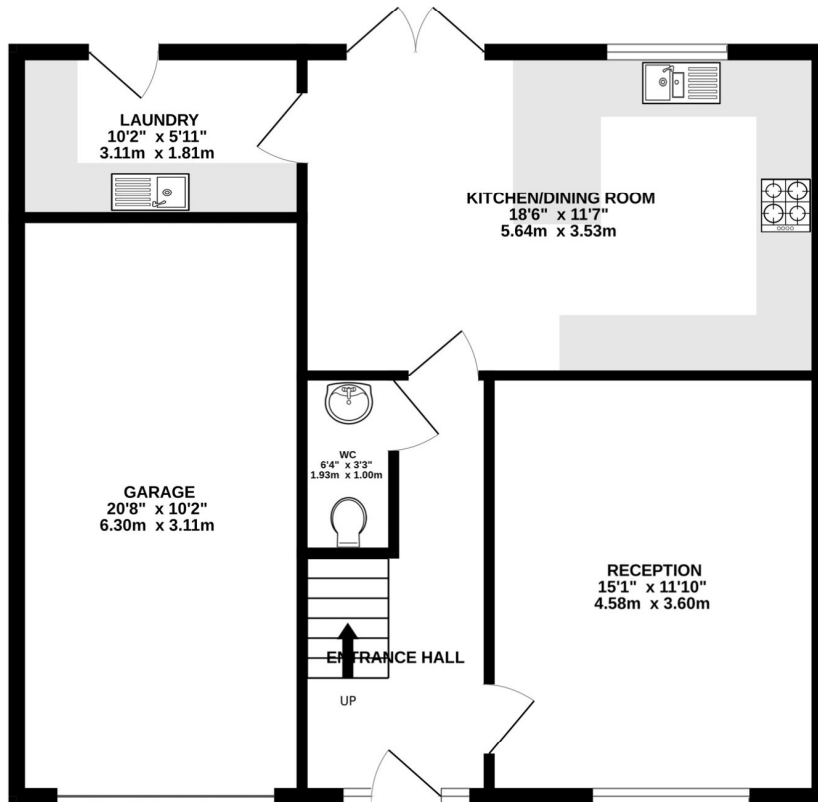
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

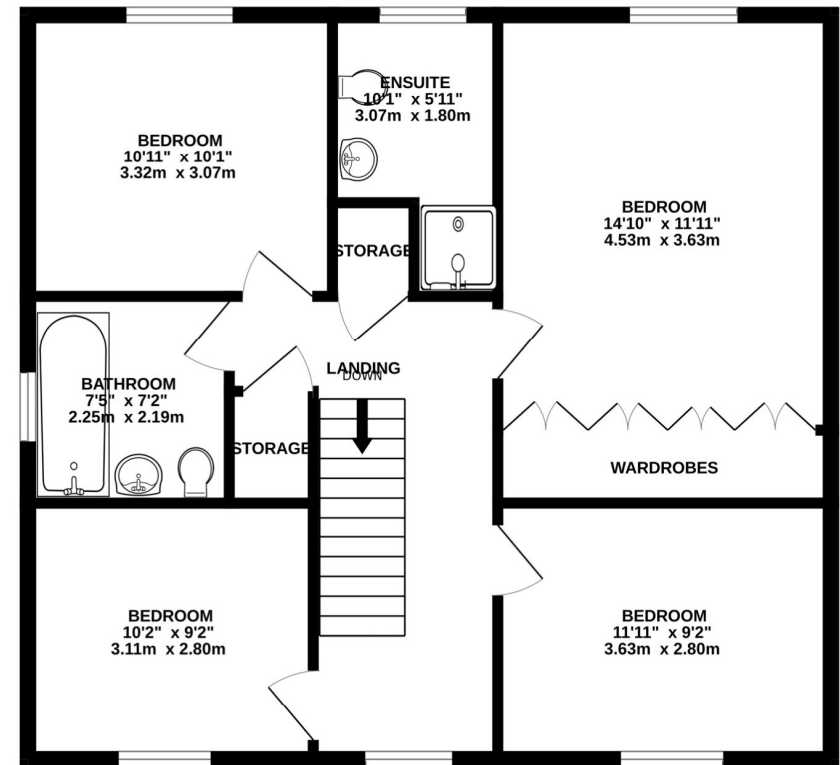
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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