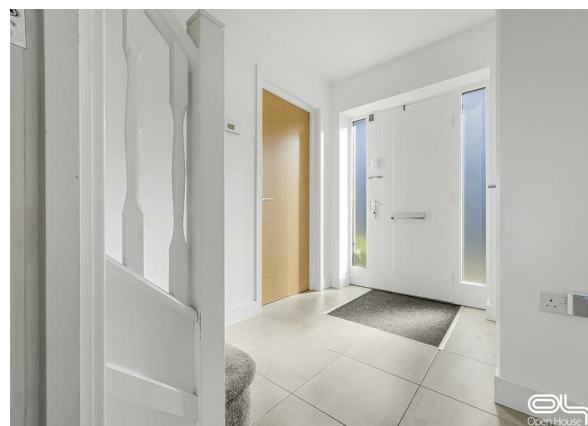


**Tutbury Drive, Burton-On-Trent, DE15 9PA**

**No Onward Chain £395,000**

**Council Tax Band: E**



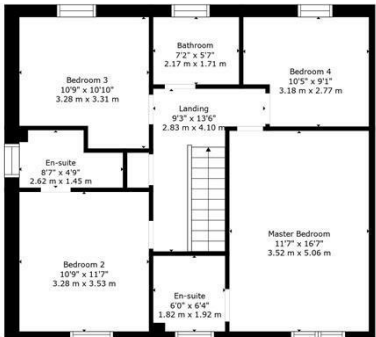
Positioned within a sought-after residential development by Strata Homes, on Brizlincote Valley, this superbly presented modern detached property offers spacious accommodation, ideal for family living. Offered with no onward chain the home benefits from a living kitchen and separate reception room, a large private rear garden, and a detached garage, as well as four impressive bedrooms including two with en-suites.

Located conveniently for a range of local amenities, schools, and major commuter links, the property provides both practicality and style in equal measure.

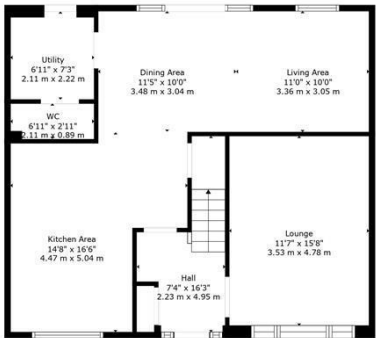
The front of the property is set behind a small lawn and pathway leading to the entrance door, where a canopy porch provides shelter. Upon entering, you are welcomed by a bright and spacious entrance hallway featuring high ceilings and contemporary tiled flooring, which flows seamlessly through the ground floor.



Open House Burton & Swadlincote



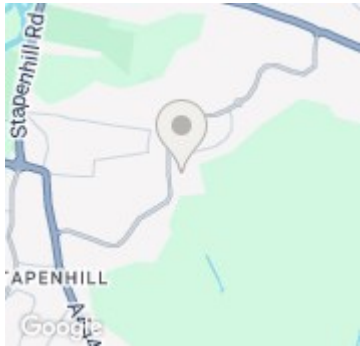
Floor 2



Floor 1

TOTAL: 1538 sq. ft, 143 m2  
FLOOR 1: 783 sq. ft, 73 m2, FLOOR 2: 755 sq. ft, 70 m2

Please Note That Floorplans Should Not Be Used To Scale And Are Show For Reference Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	