



**31 Ferrers Avenue, Tutbury, Burton, DE13 9JP**

**£249,950**

This delightful semi-detached house, located in a popular area, offers a spacious and comfortable living environment with 3 double bedrooms, 2 reception rooms, a well-equipped kitchen with garden access, ample parking, and a unique converted garage family room, making it an ideal choice for families seeking a ready-to-move-in home.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary Description

Presenting this delightful semi-detached house, which is currently available for sale. This property is in great condition, ready for a family to make their new home. The house benefits from having two reception rooms, perfect for entertaining guests or having family time.

The property features three double bedrooms, providing ample space for a growing family or for accommodating guests. The four-piece bathroom suite adds a touch of luxury, enhancing the comfortable living experience.

The heart of the home is undoubtedly the kitchen, boasting a dining area for family meals and direct garden access for easy outdoor dining during the warmer months. The kitchen itself is well-equipped, providing the perfect space for cooking and dining.

One of the main highlights of this property is the availability of parking. The driveway can accommodate at least two vehicles, making it a convenient choice for families with multiple cars. The property is also surrounded by an enclosed garden to the rear, providing a safe and private space for children to play or for adults to relax. The garden features a combination of patio and lawn, ensuring there's a suitable area for every activity.

This property is located in a popular area, surrounded by local amenities, green spaces, nearby parks and historical features. For those who enjoy the great outdoors, there are numerous walking routes to explore. The converted garage into a family room truly makes this property unique, providing an additional space for relaxation or entertainment.

In conclusion, this semi-detached house is an excellent choice for families looking for a spacious and comfortable home in a popular location, with ample parking and outdoor space.

### Entrance Porch

With side aspect composite main entrance door and obscure glazed upvc side window, neutral decor and carpeted matwell.

### Lounge

16'11" x 10'7" (5.17 x 3.25)



Having engineered wood flooring and stylish decor with front aspect upvc double glazed window, contemporary style radiator, telephone point, tv point.

### Family Room

15'3" x 7'6" (4.65 x 2.3)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

### Kitchen/Diner

8'6" x 18'11" (2.61 x 5.79)



Having engineered wood flooring and stylish decor with rear aspect upvc double glazed window and French doors to garden. A range of fitted wall and floor units to cream with wood effect roll edge worktop, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, inset electric oven with gas hob over and chimney style extractor hood. Wall mounted IDEAL Logic gas combination boiler.

### Stairs/Landing

Carpeted and neutrally decorated.

# 31 Ferrers Avenue, Tutbury, Burton, DE13 9JP

## Bedroom One

13'11" x 10'6" (4.25 x 3.21)



Carpeted and stylishly decorated with front aspect upvc double glazed window, radiator.

## Bedroom Two

11'10" x 10'5" (3.61 x 3.2)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, radiator, access to roof space.

## Bedroom Three

11'3" x 8'3" (3.43 x 2.52)



Carpeted and stylishly decorated with front aspect upvc double glazed window, radiator.

## Bathroom

8'7" x 8'2" (2.62 x 2.51)



Having wood effect flooring and neutral decor with two rear aspect obscure upvc double glazed windows, tiled splashbacks, low flush wc, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome monobloc tap, corner quadrant shower enclosure with plumbed shower, heated towel rail.

## OUTSIDE

### Frontage and Driveway

Having concrete paved driveway providing adequate parking for at least two vehicles. A side gate leads to the rear garden.

### Rear Garden



A generous, enclosed garden which is laid to lawn and paved patio. Electric socket and cold water tap.

## Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £1882.01 a year (£156.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



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Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

For further Material Information about this property please visit:  
<https://moverly.com/sale/3s8brs2Md7n7A5wCUtRra3/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

#### Buying to Let?

Guide achievable rent price: £900pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

#### Location / what3words

what3words ///hexes.shutting.twist



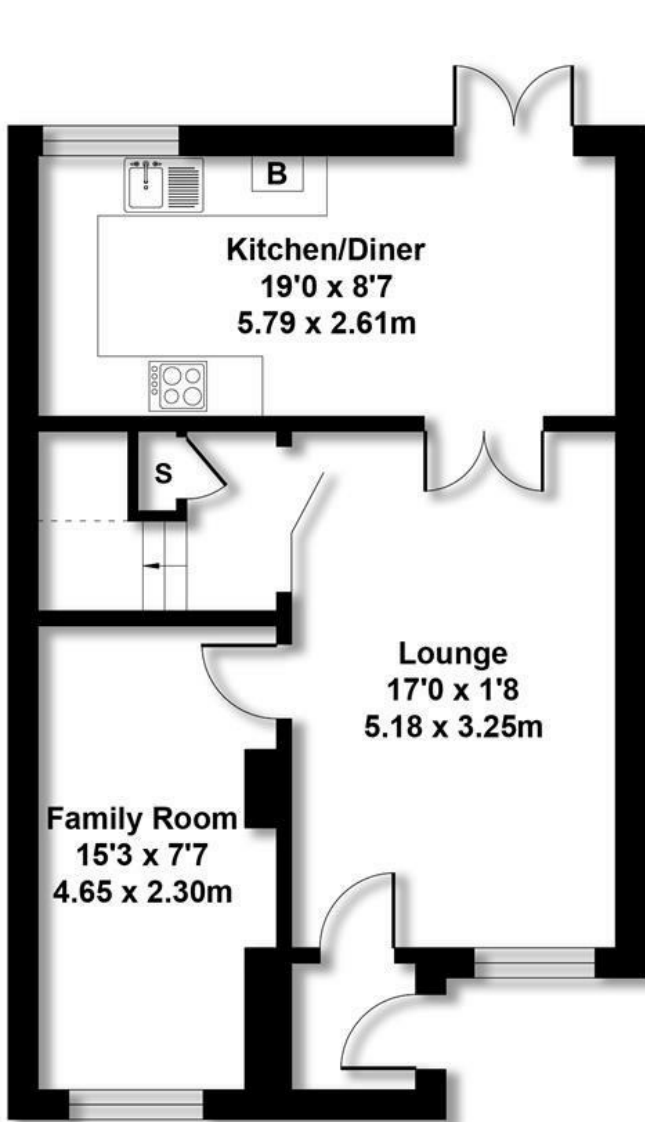
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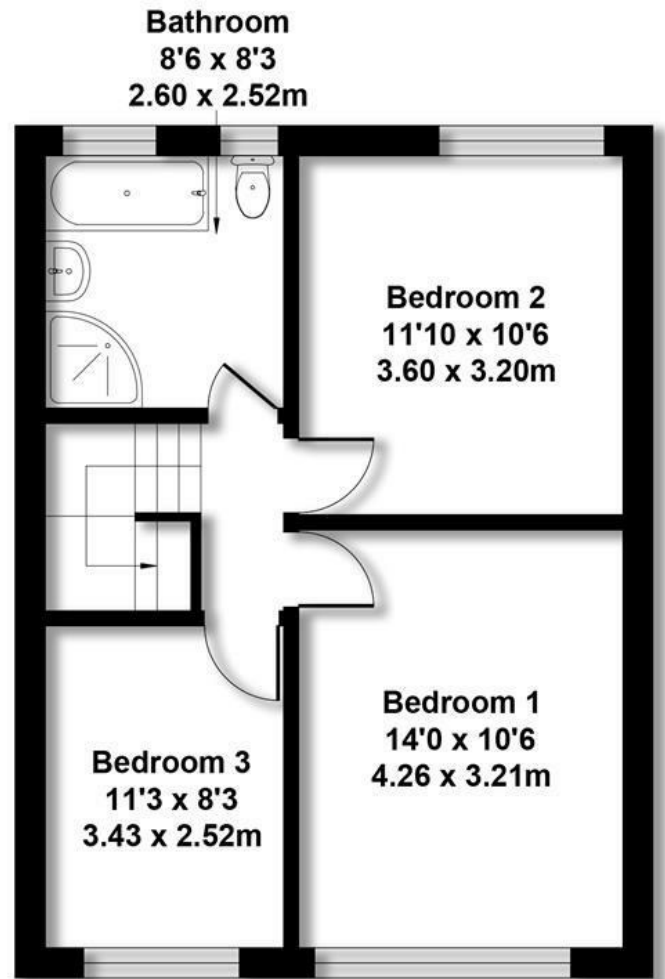
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# 31 Ferrers Avenue

Approximate Gross Internal Area  
1044 sq ft - 97 sq m

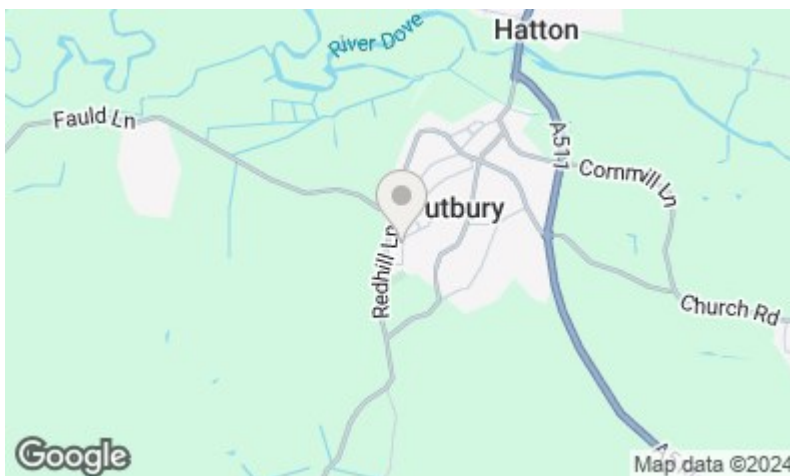
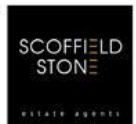


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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