



**7 Priory Close, Tutbury, Burton upon Trent, DE13 9JS**

**£275,000**

This immaculate semi-detached family home, located in a sought-after cul-de-sac, features a professionally refurbished interior with a delightful lounge, an open-plan kitchen with garden access, three bedrooms with built-in wardrobes, a luxurious bathroom, a versatile garden room, and convenient parking, all set in a community with excellent amenities, schools, and recreational options.



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### Summary Description

Presenting this immaculate semi-detached house, now available for sale in a sought after, cul de sac location. This quintessential family home has been finished to the highest standard, showcasing a professional refurbishment that exudes quality and elegance.

The property boasts one reception room - a delightful lounge that is perfect for relaxing and entertaining. There is also a well-appointed open-plan kitchen which serves as the centrepiece of the property. The kitchen features granite countertops, fitted appliances, and a dining space, bathed in natural light from the garden access via bi-fold doors.

The house also consists of three bedrooms. Two of these are double rooms, and the third is a single room - all complete with built-in wardrobes. The stylish bathroom is equipped with a rain shower, offering a touch of luxury and convenience.

One of the unique features of this property is the incredibly versatile garden room, completed to an high standard. Whether used as a home office, playroom, or relaxation area, this space is a truly unique asset. The garden itself is low maintenance and offers parking facilities.

The property's location provides a wealth of amenities including excellent public transport links, proximity to reputable schools, and local shops. For recreational activities, nearby parks and green spaces provide walking and cycling routes, and the area's historical features add a charming dimension to the surroundings.

Warm and welcoming, this house is a perfect blend of comfort and style, making it an ideal choice for families. Get in touch today to learn more about this exceptional property.

### Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door with side windows, under stairs storage, radiator, inset lights to ceiling.

### Lounge

12'11" x 11'2" (3.95 x 3.42)



Carpeted and neutrally decorated with front aspect upvc double glazed window, inset lights to ceiling, built-in media unit and contemporary gas fire, stylish radiator.

### Kitchen/Diner

10'9" x 17'6" (3.3 x 5.35)



Having ceramic tile flooring and neutral decor with rear aspect upvc double glazed window, double glazed sliding bifold doors to garden, fitted wall and floor units with stone worktop and tiled splashbacks, inset sink with mixer tap, Neff integrated appliances to include electric fan oven, combination microwave and dishwasher, inset Neff induction hob with chimney style extractor hood over, contemporary radiator.

### Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle balustrade, roof access.

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### Bedroom One

13'0" x 8'10" (3.98 x 2.7)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, fitted wardrobe, radiator.

### Bedroom Two

10'10" x 11'3" (3.32 x 3.43 )



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, fitted wardrobes, radiator.

### Bedroom Three

10'4" x 8'7" (3.15 x 2.62)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, radiator, over stairs fitted storage cupboards.

### Bathroom



Having ceramic tile effect flooring and fully tiled walls with rear aspect upvc double glazed window, vanity unit with inset wash hand basin having chrome monobloc waterfall tap, low flush wc, P bath with chrome hot and cold taps and plumbed rainwater shower, inset lights to ceiling, contemporary radiator.

### OUTSIDE

#### Frontage and Driveway

To the front is a tarmacadam driveway offering adequate parking for at least two vehicles parked side by side.



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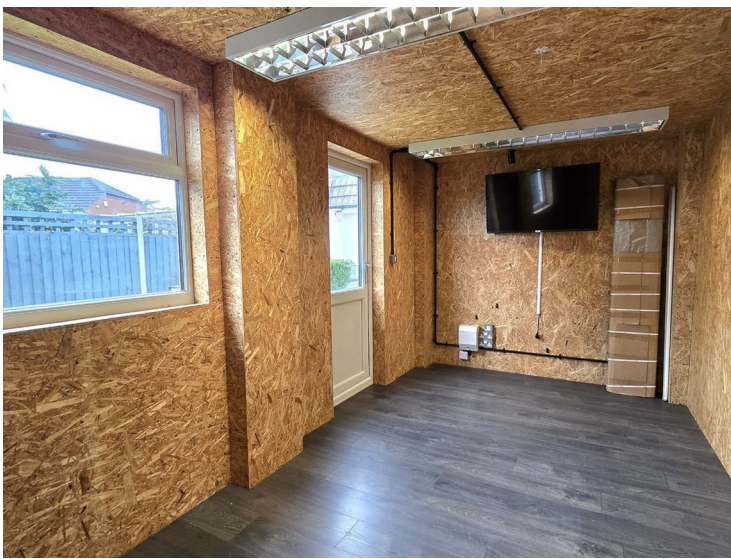
### Rear Garden



Accessed via a gate from the side you will find an enclosed, private garden which has been attractively landscaped to provide a mixture of stone paved patio, artificial lawn and raised planting. The garden also has the benefit of security lighting, cold water tap and outdoor power.

### Garden Studio

15'7" x 7'8" (4.75 x 2.34)



Situated in the garden you will find this incredibly useful outdoor room which offers many uses, whether as a home office, workshop, teenagers (or parents) escape room, or storage. The space is lined and has light, multiple power sockets and high quality upvc double glazed window and entrance door.

### Material Information

Verified Material Information

Council tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Underfloor heating and Open fire  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Great

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 area 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 additional material information, please see the link:  
<https://moverly.com/sale/25QNne8xnR3xwWY9W3gG8B/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

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: £1100 pcm

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 ///scenes.alley.encounter

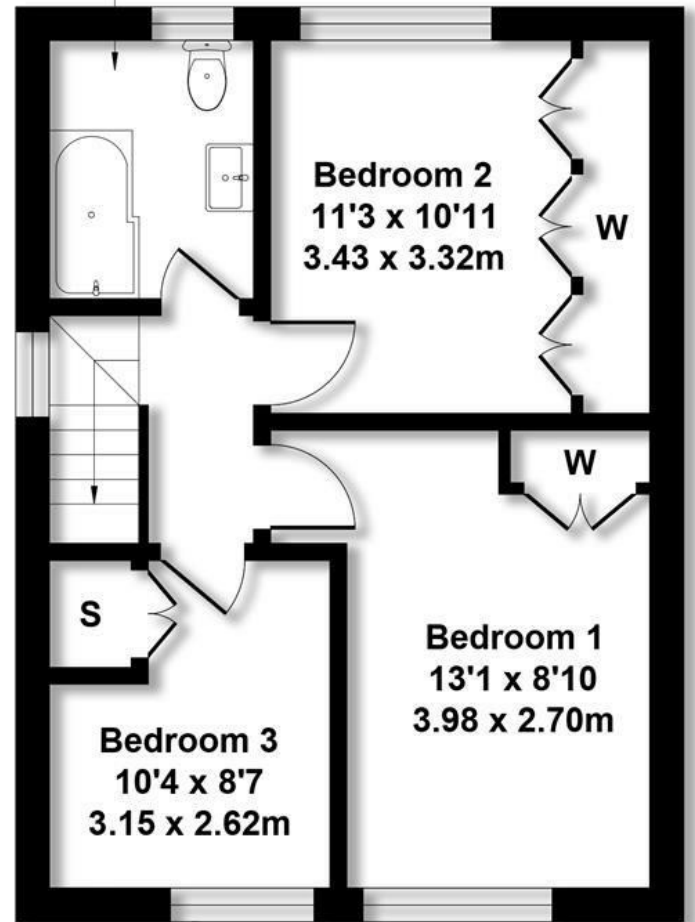


Sales: 01283 777100  
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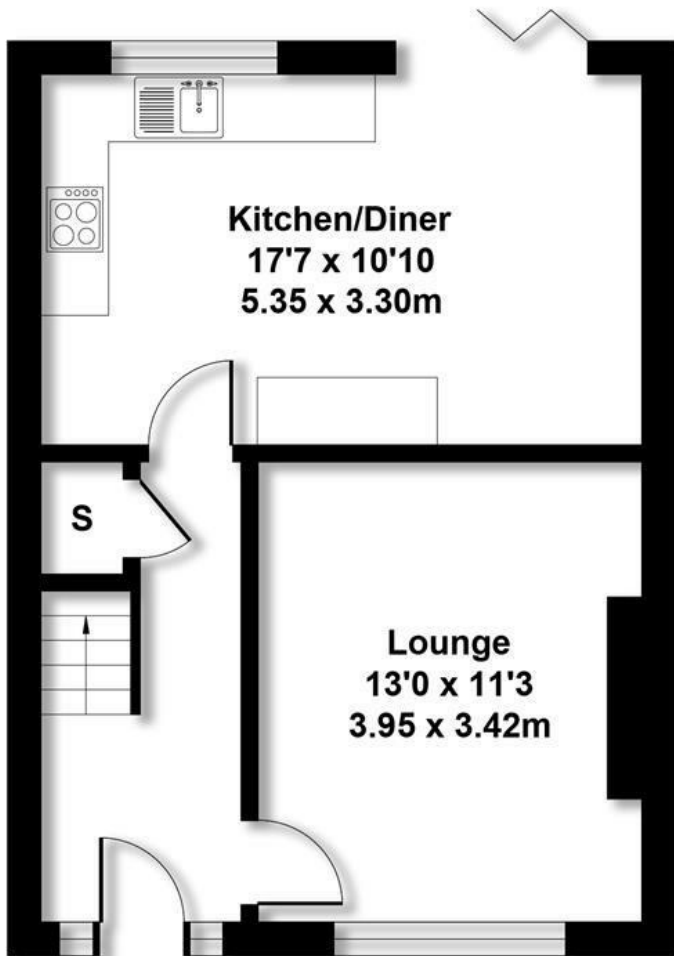
# 7 Priory Close

Approximate Gross Internal Area  
850 sq ft - 79 sq m

**Bathroom**  
7'7 x 6'0  
2.30 x 1.82m



**FIRST FLOOR**



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

**SCOFFIELD  
STONE**  
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>88</b> <b>66</b>
	EU Directive 2002/91/EC
England & Wales	

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



**Hilton Office**  
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