



Pinfold Close
Tutbury Burton-On-Trent

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for sale
£315,000



Property Description

A beautifully presented, extended detached two/three bungalow in highly desirable location with off road parking and generous particularly private rear garden. The property has been modernised by the current vendors to a high standard and the garage was converted which is currently used as a dining room but could easily be re-configured to a third bedroom subject to buyers' requirements. The property has a gas fired central heating system, UPVC double glazing, UPVC soffits facias and guttering and briefly comprises:- Entrance hall, lounge, kitchen with integrated appliances opening to dining room, two double bedrooms and shower room with re-fitted modern white suite. Outside:-to the front is a block paved driveway providing off road parking, front garden and generous private rear garden with a wealth of features which must be viewed to be fully appreciated.

The local village offers as a wealth of amenities with various public houses, boutique style shops, takeaways and services. There is a village primary school and public park alongside the River Dove.

Entrance

Side composite entrance door with inset double glazed opaque and leaded glazed panel leading to:-

Spacious Entrance Hall

Spacious L shaped entrance hall having central heating radiator and coving to the ceiling, Karndean flooring, loft access. Door off to:-

Spacious Lounge

14' 2" x 13' 4" (4.32m x 4.06m)
Having a UPVC double glazed picture window to the front elevation giving aspect over the front garden, central heating radiator, coving to the ceiling, high specification wall mounted electric remote controlled log effect fire fitted to the chimney breast (included in the sale price), coving to the ceiling.

Kitchen/Diner

Kitchen Area

15' 1" x 7' 9" (4.60m x 2.36m)
Having a range of matching base and wall units with laminated worksurfaces over, ceramic tiled splashbacks, integrated appliances comprising, Bosch eye level electric fan assisted oven, Bosch four burner gas hob, Bosch extractor hood, glazed screen to the cooking area, integrated AEG washing machine, integrated dishwasher, single drainer one and a quarter bowl acrylic sink unit with a chrome extendable mixer tap over, space for a fridge freezer, central heating radiator, inset spotlights to the ceiling, quality Karndean flooring, UPVC double glazed window with fitted blinds, UPVC double glazed opaque door to the side elevation. The room opening on to the dining room/potential bedroom three if required.

Dining/Potential Bedroom Three

11' 11" x 7' 10" (3.63m x 2.39m)
Having UPVC double glazed windows to the front and side elevations with fitted window blinds, central heating radiator.

Master Bedroom

13' Max x 11' 11" (3.96m Max x 3.63m)

Having a triple sliding mirror fronted fitted wardrobes with hanging rails and shelving, UPVC double glazed window to the rear giving aspect over the garden, central heating radiator, coving to the ceiling.

Bedroom Two

20' 9" x 9' 1" (6.32m x 2.77m)

An extended room, the measurement includes the maximum to the rear of wardrobes, Having a double sliding door fronted and a further triple sliding door fronted wardrobe, UPVC double glazed French doors to the rear giving access to the garden, UPVC double glazed window to the side, inset spotlights to the ceiling in the extension part, coving to the ceiling in the original part, central heating radiator.

Shower Room

Having been refitted with a high quality white suite, with a full width walk in shower cubicle with a glazed shower screen, chrome mains rain head shower with separate shower attachment, low level WC, wash hand basin fitted to vanity unit with storage beneath and vanity shelf over, UPVC double glazed opaque window to the side elevation with fitted blind, fully ceramic tiled walls with feature border tile and feature Karndean flooring, wall mounted chrome heated towel rail, inset spotlights and extractor fan to the ceiling.

Outside

Front

To the front of the property there is a well presented blocked paved driveway providing off road parking.

There is a front lawned garden flanked with borders inset with a variety of flowers and shrubs, dwarf brick wall and side block paved path, gated to the rear with lantern light and tap leading in turn to the rear garden.

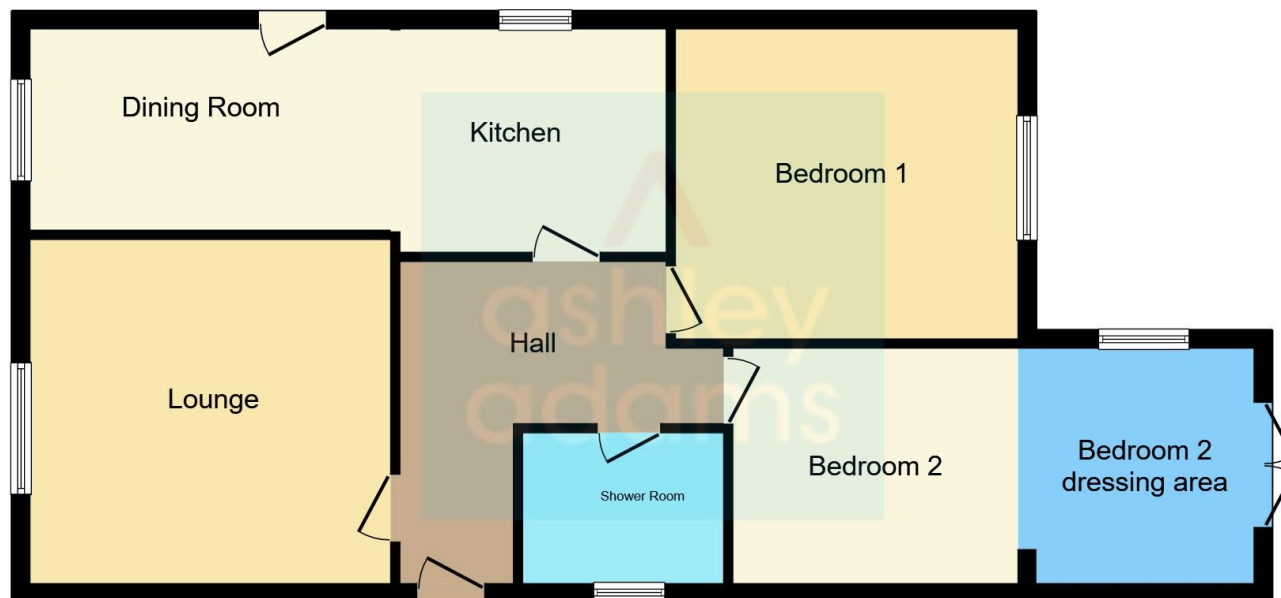
Rear Garden

The rear garden has a wealth of features which must be viewed to be fully appreciated and goes beyond the rear hedging to a further secret garden area. Beyond the rear of the bungalow is a large, paved patio which wraps around with an outside power point and timber shed, lawn and paved path leading down flanked with borders, with hedging and fencing with gate leading to a further garden area with vegetable plot and large timber shed included in with the selling price. From here additional steps lead down to a further garden at the bottom.to the side are two useful lean to sheds, one with power. All must be viewed to be fully appreciated!









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold

EPC Rating: D

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Property Ref: MEL205463 - 0003