

# Magnolia Close

Tutbury, Burton-on-Trent, DE13 9NZ

John  
German



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£325,000

NO CHAIN

This superb village bungalow impresses throughout with high ceilings enhancing a spacious feel with two good size bedrooms, lovely open plan living/dining/kitchen across the rear opening into a conservatory, set on choice plot with a large garage, drive plus additional parking.

For those seeking a bungalow to downsize this could be your perfect home. Set on a peaceful cul de sac on a lovely modern development yet still so handy for the village centre. Tutbury has a charming high street with a range of boutique shops, restaurants, pubs and cafés and of course the Castle. The village also has a primary School and the neighbouring village of Hatton has a train station, butchers and Co-Op supermarket. There are good nearby transport links with access to the A38 and A50.

**Accommodation** - A canopy porch opens into a welcoming hall that has a useful storage cupboards and doors leading off.

Across the rear of the property is a spacious living/dining area with French doors opening into the conservatory perfect for enjoying views of the garden. The kitchen is well appointed with a range of high gloss base and eye level units, an integrated oven, hob, fridge/freezer plus space for further appliances and gloss tiled floor.

The main bedroom is a generous double with mirrored wardrobes and views to front. Across the hall lies bedroom two which is also a double and could make an ideal guest room or even an additional reception room if a second bedroom isn't needed. The bathroom is well designed with both a bath and separate shower, WC and wash basin.

To the rear an established garden has shaped lawns and borders together with a side gate.

The property is set behind a low maintenance foregarden and the drive provides ample parking together with two further parking spaces. A good size garage has an electric door plus a door to rear, ideal for a car, storage or hobby space.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

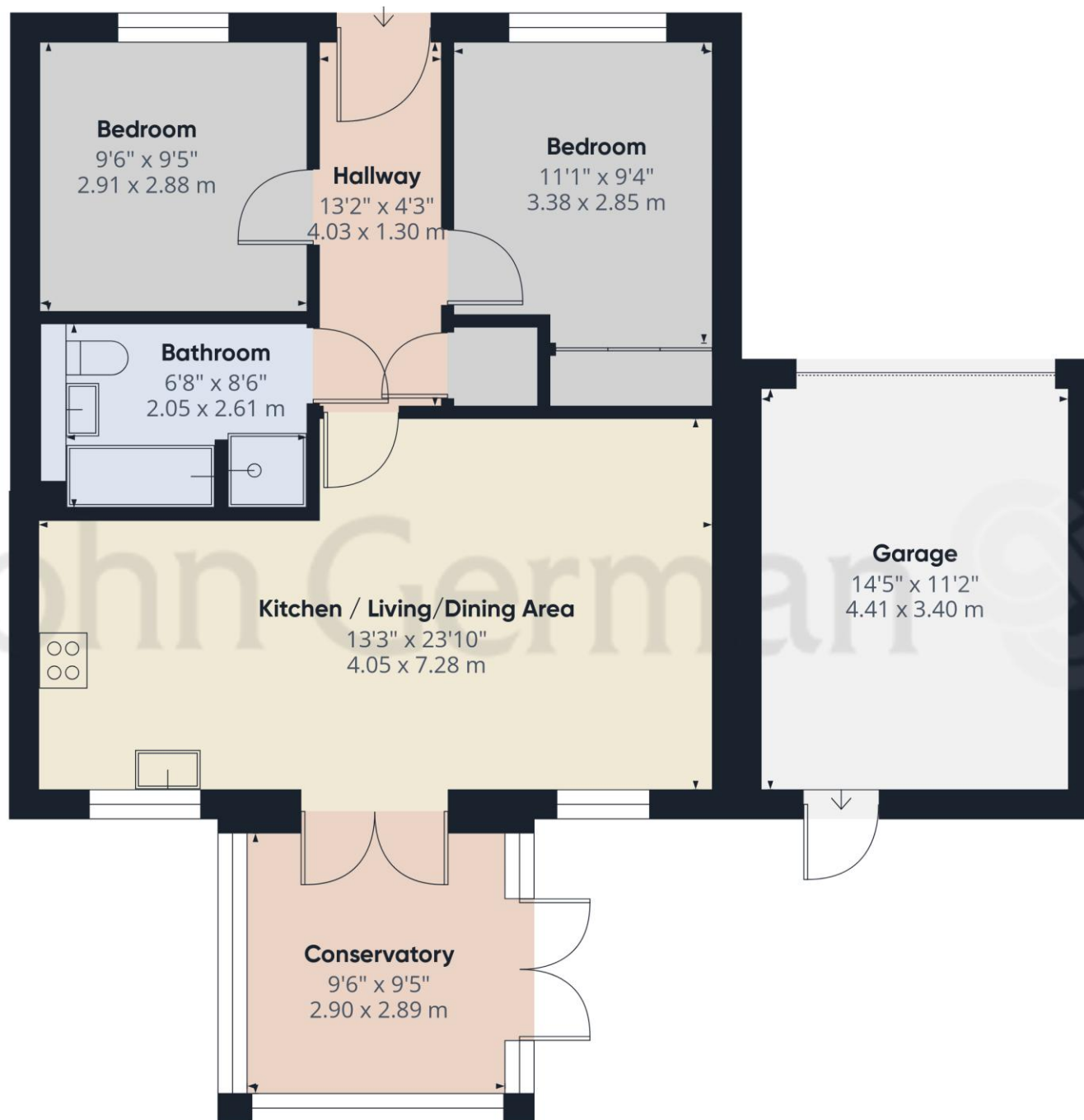
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16012026

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Approximate total area<sup>(1)</sup>

882 ft<sup>2</sup>

82 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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