

Bluebell Way

Tutbury, Burton-on-Trent, DE13 9LJ

John German





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£535,000

Set in a lovely village overlooking a green area to the front, this spacious three storey detached home with double garage offers superbly appointed accommodation including two reception rooms, a superb kitchen/dining/living space and five double bedrooms.

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This impressive detached family home is located on the popular Heritage Park development in Tutbury. The village has a charming high street with a range of shops, cafes, pubs and amenities, plus excellent access to transport links including the A38 and A50. The neighbouring village of Hatton also has a train station.

The front door opens into a welcoming hall with stairs and doors leading off, including access to the guest WC. The lounge offers a stylish room to relax in, with a media wall and a window framing views to front. Across the hall is a light, dual aspect home office/playroom/TV room, offering that ideal additional reception room.

At the heart of the house is a very impressive open plan kitchen/dining/living space with windows and French doors opening out to the garden, a room perfect for a large family and entertaining. The kitchen is well appointed with fitted units, a breakfast bar and integrated appliances including an oven, hob, fridge/freezer and dishwasher. Off the kitchen is a useful utility room with a door out to the side.

On the first floor, the light gallery landing leads to the master suite comprising a generous double bedroom area, dressing room with fitted wardrobes and a spacious and well-appointed ensuite bathroom having a contemporary suite to include a bath, separate double shower cubicle, pedestal wash hand basin and WC. There are two further good-sized bedrooms on this floor, both served by a family bathroom fitted with a four-piece suite.

The second floor offers plenty of extra space with a huge double bedroom currently used as a home movie room and a cross the landing is another light filled double bedroom. Both rooms have dormer windows to front and share a well appointed shower room. There is a good sized storage cupboard on the landing.

The rear garden features a paved terrace with steps down to a lawn and a gravelled terrace with surrounding sleepers, creating a superb space for garden furniture. There is shared access to a double width drive and the added benefit of a double garage with twin up and over doors, plus a door to the garden.

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

Please note: We understand there is an estate management fee of which is currently £270 per annum. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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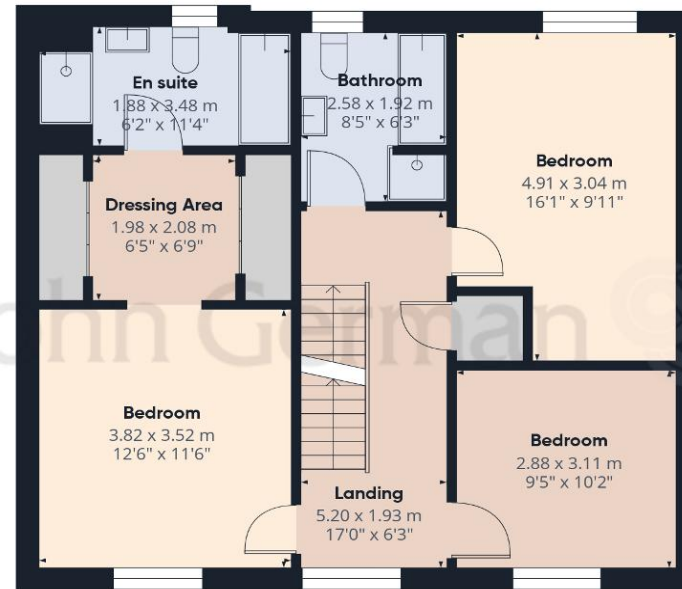




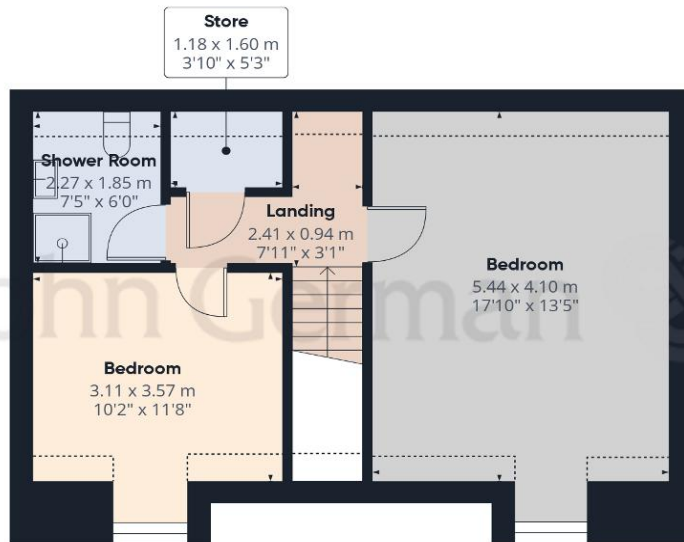




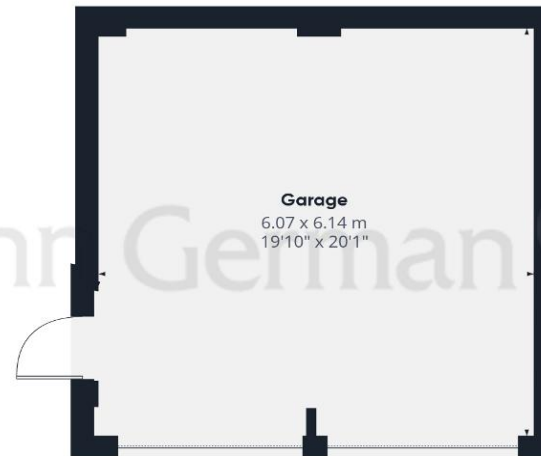
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

211.5 m²

2277 ft²

Reduced headroom

6 m²

65 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

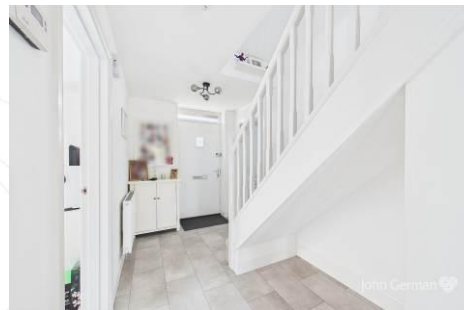
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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