



Ferrers Avenue, Tutbury, Burton-On-Trent, DE13 9JR

Nicholas  
Humphreys

£265,000

**\*\* Detached Home \*\* Three Bedrooms \*\* Conservatory \*\* Garage and Generous Garden Plot \*\***

A well-presented three bedroom detached family home situated within the historic village of Tutbury.

The property is set back from the road with a front lawn garden and driveway providing off-road parking for several vehicles leading to a single garage. Internally the home offers a spacious open-plan lounge diner with conservatory, fitted kitchen, guest cloakroom, three bedrooms and a shower room.

Outside enjoys an established rear garden with patio and lawn, with convenient access to local village amenities and excellent commuter links via the A50 and A38 road networks.



## The Accommodation

A well-presented detached family home situated within the historic and highly desirable village of Tutbury, occupying a pleasant position along Ferrers Avenue. The property is set back from the road behind a front lawn garden with a tarmac driveway providing off-road parking for several vehicles and continuing along the side of the property to a single garage.

The accommodation opens with a uPVC double-glazed front entrance door leading into the reception hallway, having staircase rising to the first floor accommodation, double radiator. A door leads through to the fitted guest cloakroom providing a low-level WC, hand wash basin, useful below-stairs storage cupboard, radiator and a uPVC double-glazed window.

The main living space is formed by a spacious open-plan lounge diner enjoying a dual aspect, with a bow window overlooking the front elevation and sliding uPVC double-glazed patio doors giving access through to the conservatory. The lounge area features a gas fire set within a stone fireplace surround, creating a focal point to the room, with radiators providing ample space for a variety of lounge and dining furnishings. A glazed door leads through to the kitchen.

The kitchen offers a range of fitted base cupboards and drawers with matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in double oven, four-ring gas hob, fridge and freezer, along with freestanding appliance space for a washing machine. The kitchen also houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system, with a uPVC double-glazed window overlooking the rear garden and a side door providing access to the driveway.

To the first floor, the landing benefits from a double-glazed window to the side elevation and an airing cupboard with radiator. The master bedroom is positioned on the rear elevation enjoying views over the rear garden and benefits from built-in wardrobes and radiator. Two further generously proportioned bedrooms are positioned across the front elevation, the smaller of which incorporates a fitted cabin bed. The accommodation is completed by the shower room, fitted with a suite comprising WC, hand wash basin and shower enclosure with electric shower above, radiator and uPVC double-glazed window.

Outside, the property enjoys an established and mature rear garden with a paved patio area leading onto a shaped lawn with deep flower beds and borders, all enclosed by timber fence boundaries. A side gated access leads along the driveway back to the front of the property.

Tutbury is a historic and highly regarded village offering a range of amenities including public houses, convenience stores, schools and countryside walks, whilst remaining well positioned for access to the A50 and A38 road networks, making it ideal for commuting to Burton-on-Trent, Derby and beyond.

## Hallway

### Guest Cloakroom

### Lounge Area

4.19m x 3.28m (13'9 x 10'9)

### Dining Area

3.10m x 2.57m (10'2 x 8'5)

## Kitchen

2.92m x 2.51m (9'7 x 8'3)

## Conservatory

3.23m x 2.59m (10'7 x 8'6)

## Bedroom One

3.84m x 3.30m (12'7 x 10'10)

## Bedroom Two

3.40m x 2.64m (11'2 x 8'8)

## Bedroom Three

2.49m x 2.03m (8'2 x 6'8)

## Shower Room

## Driveway, Garage & Garden

Awaiting EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

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

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

An on-site management fee may apply to all modern or new developments.

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In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

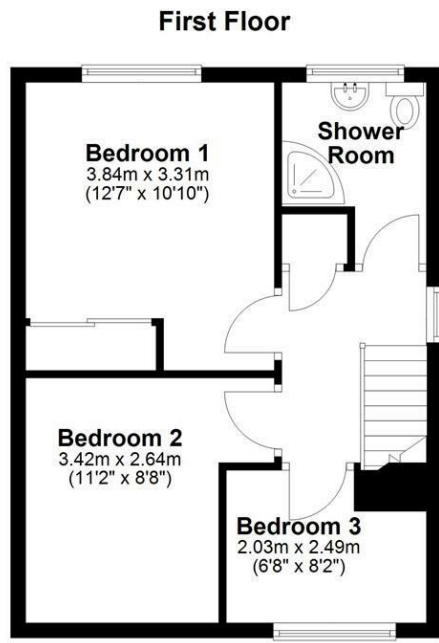
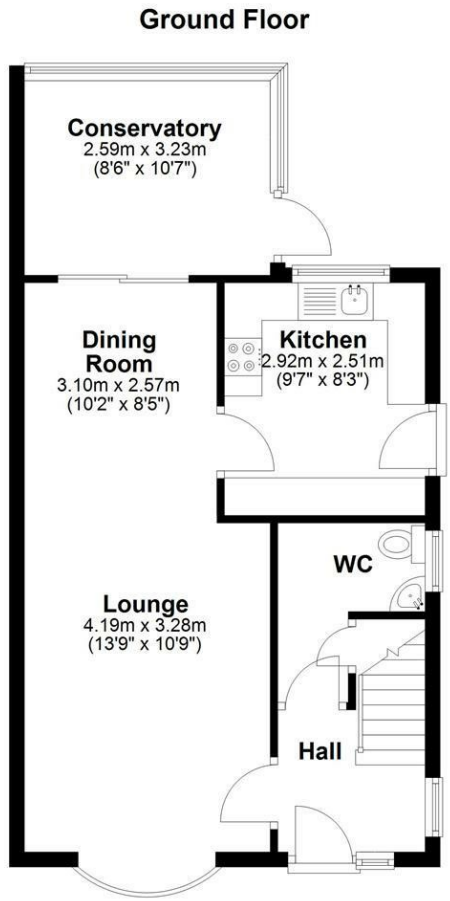
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The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. 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. Draft details awaiting vendor approval and subject to change

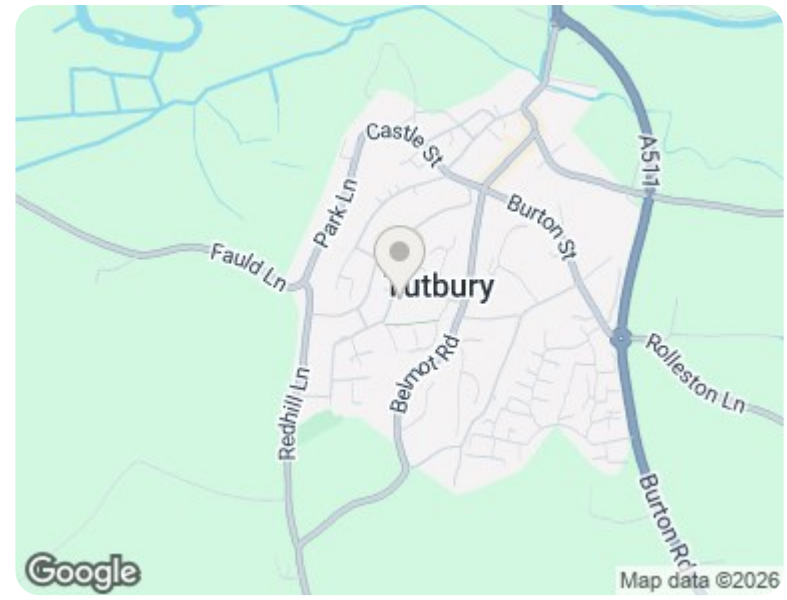








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Plan produced using PlanUp.



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>		<b>74</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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