

Tulip Road

Tutbury, Burton-on-Trent, DE13 9LX

John German



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A photograph of a bright, modern interior hallway. The walls are painted in a light grey or off-white color. A white front door with two glass panels is at the end of the hallway. To the left, a doorway leads to a kitchen where a washing machine is visible. A small potted plant sits on a black metal stand next to the door. A crystal chandelier hangs from the ceiling. On the right, a white staircase with a glass balustrade leads up. A large, oval-shaped mirror is mounted on the wall above the stairs. The floor is covered in light-colored wood-look laminate flooring.

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£280,000

This lovely modern semi on Heritage Park in the pretty village of Tutbury with a charming High Street offers a stylish home ready to move into with three bedrooms, bathroom, fitted kitchen, lounge/diner opening out to gardens and a good size drive.

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

This elegantly styled home is ready to move into starting with the spacious hall having stairs to the first floor and doors leading off.

The kitchen is well appointed with a range of units, an integrated hob, oven and dishwasher plus a window framing views to the front.

To the rear is a light living/dining room with French doors opening out to lovely gardens having a paved terrace, additional shale seating areas, a canopy style covered pergola perfect for garden furniture, space for a garden shed and a gate the to side.

Completing the ground floor is the guest WC off the hallway.

The master bedroom is a generous double with views to the rear along with two further bedrooms with bedroom three currently used as a dressing room. The bathroom is well designed with both a bath and separate shower together with a basin and WC.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC - 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 C

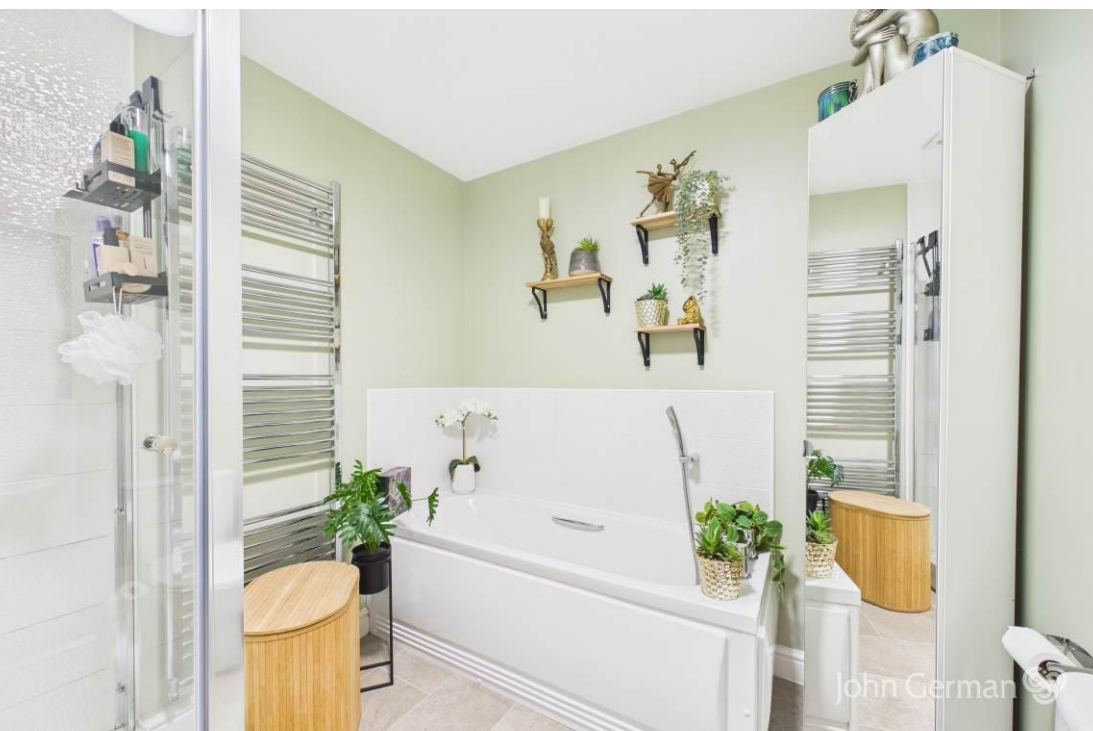
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17072026

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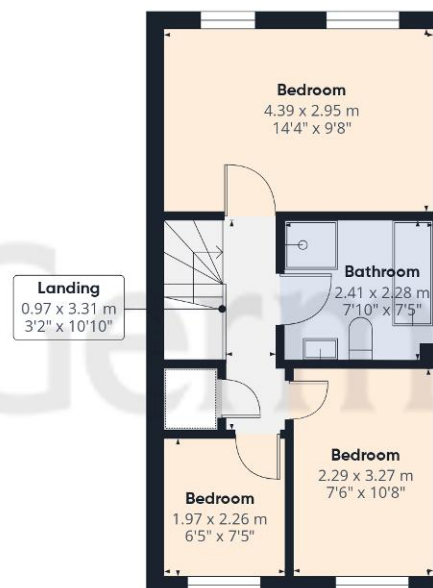
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
70.4 m²
757 ft²

(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.

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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.

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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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