



Castlegate, Tutbury, Burton-On-Trent, DE13 9NT

Nicholas  
**Humphreys**

£235,000

A modern end-townhouse located within a quiet cul-de-sac in the heart of historic Tutbury, enjoying an attractive outlook across communal tree-lined gardens within this exclusive small development.

The home opens with a welcoming hallway and guest cloakroom, leading through to a front-facing lounge with useful storage and housing for the thermal store heating system. The open-plan dining kitchen offers a wide selection of fitted units with integrated appliances, inset spotlights, and French doors opening onto the enclosed rear garden, with staircase rising to the first floor.

The galleried landing provides natural light via a skylight window, giving access to two well-proportioned bedrooms and a modern bathroom with a three piece bathroom suite & thermostatic shower. Outside, the home features a delightful rear garden with patio, lawn and raised borders, along with two allocated parking spaces within a communal parking area. Within a walk to the village centre offering an abundance of amenities and vibrant village atmosphere.



## **The Accommodation**

A modern end-townhouse style property located in the heart of the historic village of Tutbury. Positioned within a quiet cul-de-sac setting, the home enjoys an attractive outlook to the front across a communal, tree-lined garden area. A secure front entrance door, with side window, leads into a welcoming reception hallway with ceramic tiled flooring, radiator, and internal door to the guest cloakroom. The guest cloakroom is fitted with a modern white suite comprising WC and hand-wash basin, with complementary wall tiling and extractor fan.

Across the front aspect of the home is the lounge, featuring laminate flooring, double-glazed window overlooking the communal garden, useful built-in storage cupboard, and an additional cupboard housing the electric thermal store heating system supplying domestic hot water and central heating throughout. With wall-light points and open-plan access through to the dining kitchen.

The impressive dining kitchen offers a wide selection of matching base cupboards and drawers with coordinating wall units, incorporating built-in fridge and freezer, washer-dryer, oven with electric hob and extractor hood above. With inset spotlights to the ceiling, stainless steel one-and-a-half bowl sink unit, double-glazed window, and French patio doors opening out onto the rear garden. A double radiator and ceramic tiled flooring complete the room, with staircase rising off to the first-floor accommodation.

The first-floor galleried landing features a double-glazed skylight window to the rear aspect, providing an abundance of natural daylight, with internal doors leading off to both bedrooms. The master bedroom, positioned to the front elevation, includes a radiator and double-glazed window. The second bedroom is also generously proportioned, again having a radiator and double-glazed window.

The bathroom offers a modern three-piece white suite comprising WC, hand-wash basin, and panel bath with central mixer taps and thermostatic shower above, complete with glass shower screen. With complementary wall tiling, shaver point, heated chrome towel rail, and double-glazed skylight window to the rear aspect.

Outside, the property enjoys a delightful enclosed rear garden with block-paved patio area, lawn, mature raised borders and an additional paved seating area currently utilised as a hot tub space. The property also benefits from two allocated parking spaces within a shared communal parking area.

The local village of Tutbury is renown for its boutique shops, public houses and immersive village community atmosphere. Within easy reach of the A38 & A50 road networks linking the M1, close to the cities of Derby & Lichfield.

## **Hallway & Guest Cloakroom**

### **Lounge**

4.75m x 3.78m max (15'7 x 12'5 max)

### **Kitchen Diner**

5.03m x 3.40m (16'6 x 11'2)

### **Galleried Landing**

## **Master Bedroom**

4.14m max x 2.84m (13'7 max x 9'4)

## **Bedroom Two**

4.14m max x 2.08m (13'7 max x 6'10)

## **Bathroom**

1.98m max x 1.80m max into recess (6'6 max x 5'11 max into recess)

## **Private Rear Garden**

Awaiting EPC inspection

Property construction: Standard

Parking: Drive within a share parking area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric system

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Being within a Shared communal conservation area, the property is subject to an annual service charge of £276 for the year 2025 with an annual review, subject to change.

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)

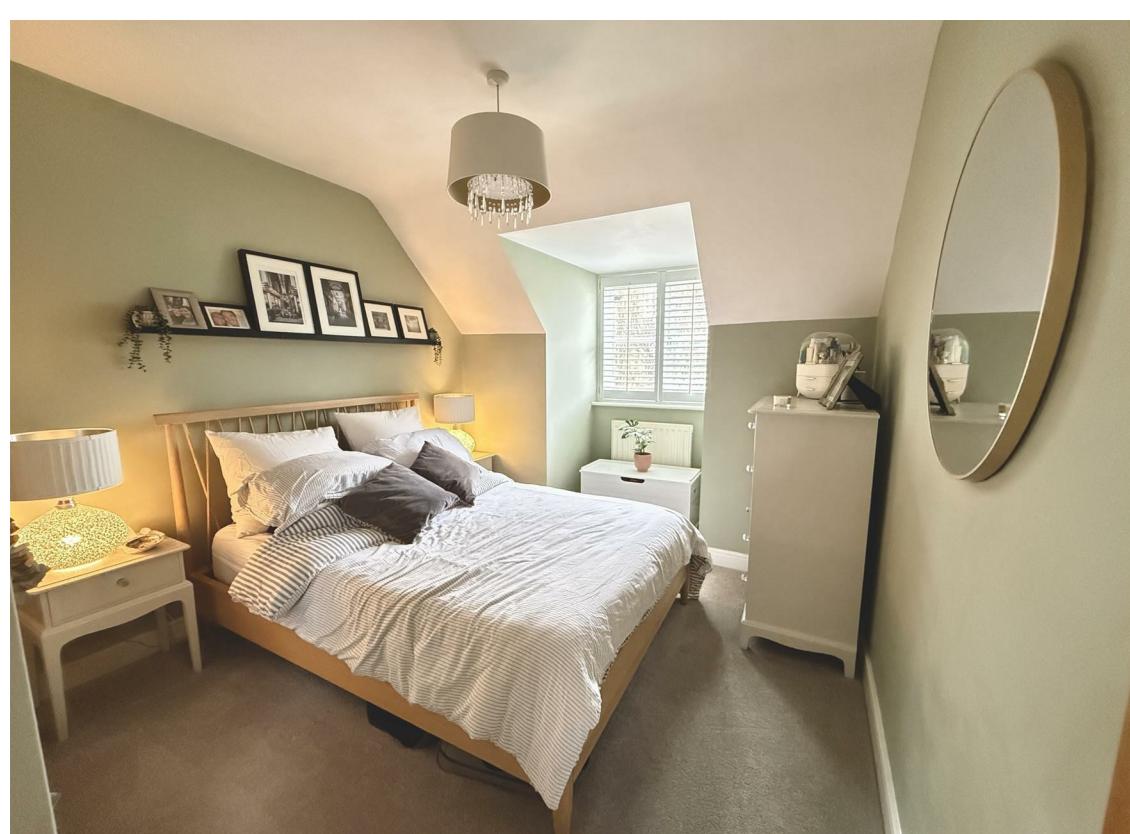
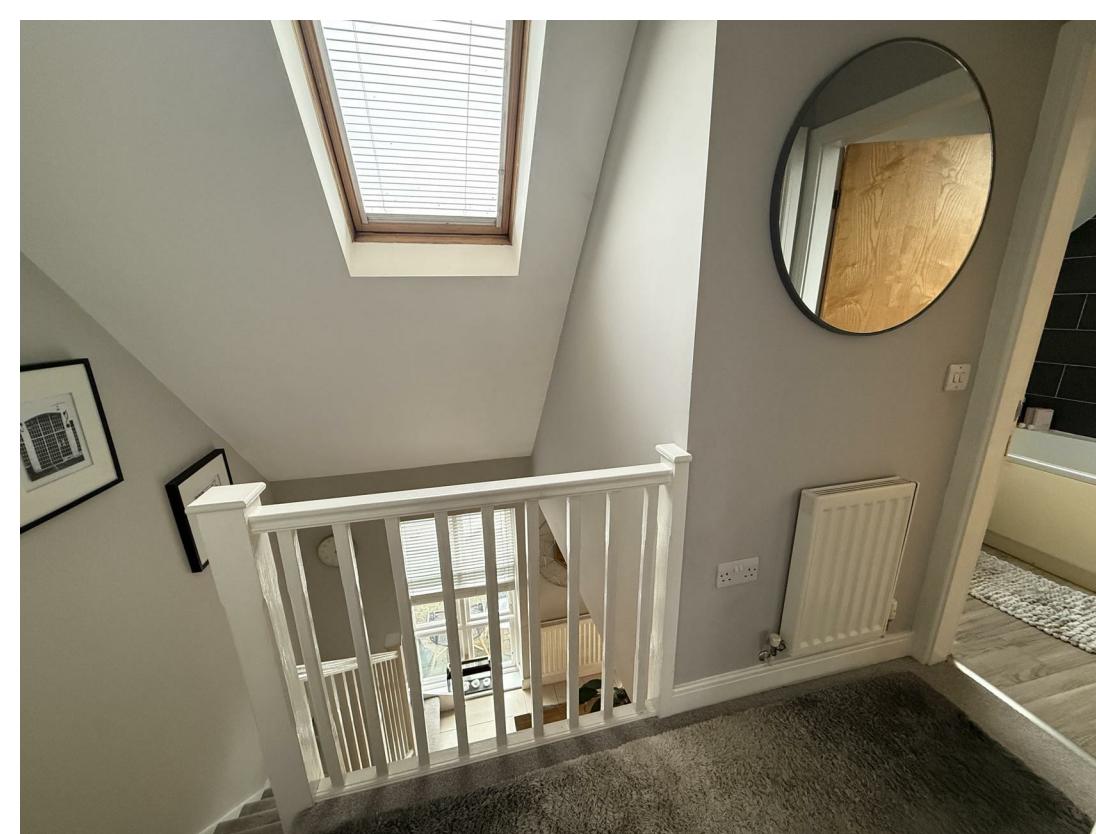
An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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.

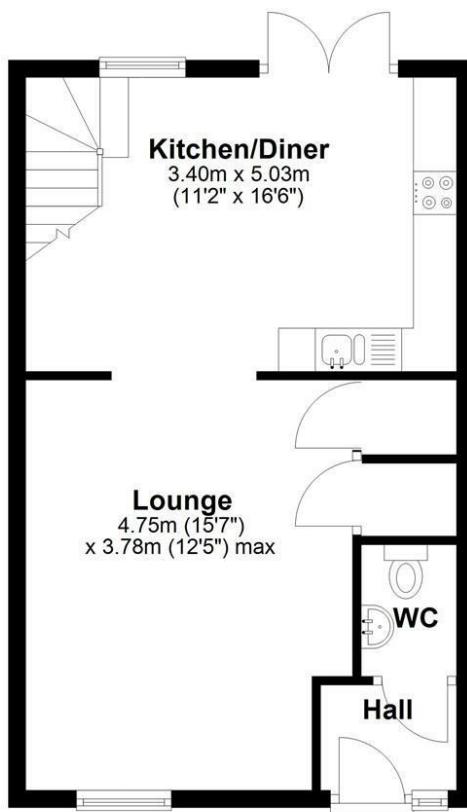
Draft details awaiting vendor approval and subject to change



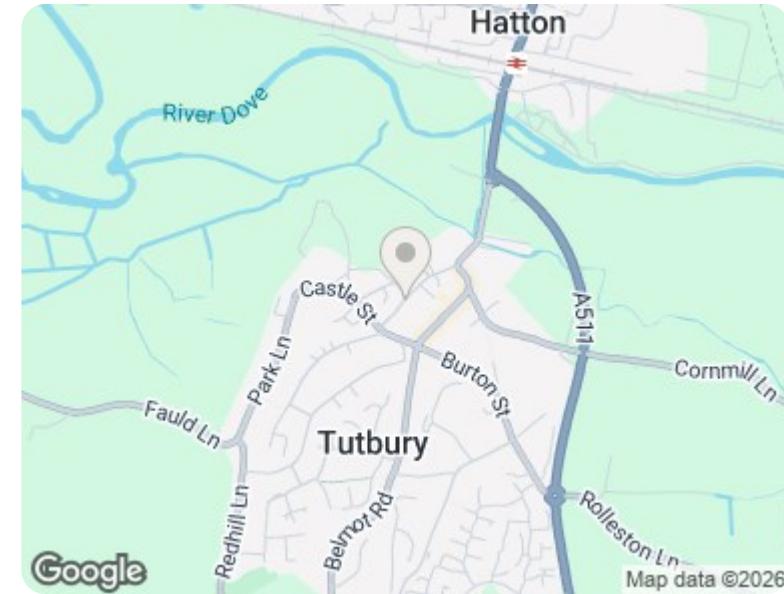
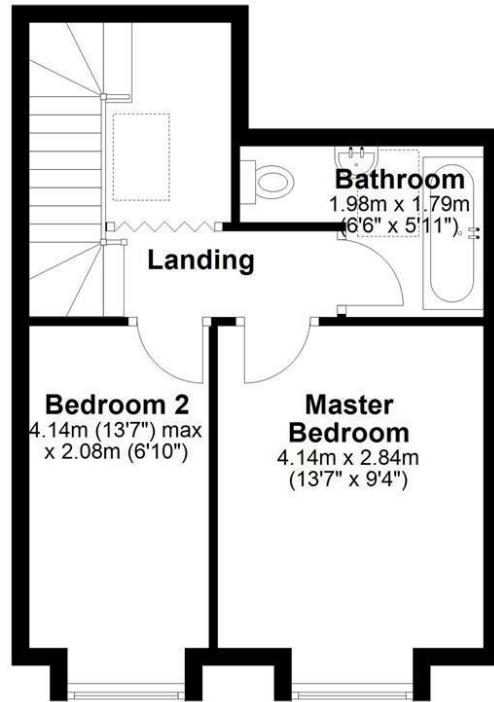




## Ground Floor

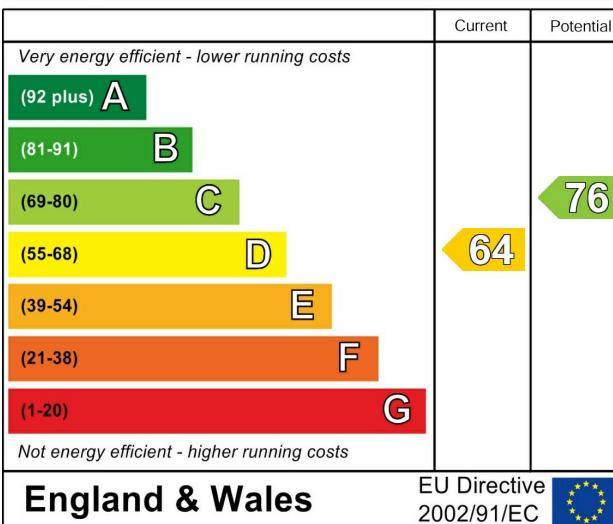


## First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.

## Energy Efficiency Rating



## Council Tax Band B

### Freehold

**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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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 License 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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