

Primrose Drive

Tutbury, Burton-on-Trent, DE13 9LQ

John German



John German



Primrose Drive

Tutbury, Burton-on-Trent, DE13 9LQ

£587,500

This superb village home offers an abundance of space arranged over three floors, complemented by open views to front, generous driveway and desirable corner plot. Perfectly suited to a growing family, boasting five bedrooms, two ensuites, exceptionally spacious lounge, home office and a lovely kitchen/diner.

John German 

This superb family home offers an abundance of space arranged over three floors, complemented by open views to the front, a generous driveway and a desirable corner plot. Perfectly suited to a growing family, the property boasts five bedrooms, two ensembles, an exceptionally spacious lounge, a dedicated home office and a lovely kitchen/diner. All this is set within a sought-after village location.

This impressive detached house 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.

Featuring one of the largest designs on this development, this home ideal for a large family requiring plenty of space, together with the advantage of a corner plot with views, a huge drive and double garage.

The path leads to the front door which opens into a welcoming hall with stairs rising to the first floor and doors leading to the ground floor accommodation including the guest WC.

To the left is a spacious home office with a bay window framing views to front, this could also be an ideal second living/sitting room if needed.

The lounge impresses, a huge room with high ceilings, views to front and patio doors opening out to the garden.

The kitchen/diner opens out to the rear garden, with plenty of space for a breakfast/dining table or sofas, together with a well-appointed kitchen fitted with a range of units and integrated appliances including a hob, double oven, fridge/freezer and dishwasher. Off the kitchen is a useful utility room with additional appliance space and door out to the side.

To the first floor, the feeling of space continues with a large galleried landing, useful double cupboard, single airing cupboard and doors leading off. All four bedrooms on this floor are double rooms, perfect for a growing family. The second bedroom has the luxury of an ensuite shower room. The family bathroom is spacious and has the advantage of both a bath and a separate shower.

To the second floor, the huge master bedroom boasts far reaching views from the dormer window, creating a lovely space to relax in. Across the landing is a private bathroom benefitting from a separate bath and shower, and a dressing room, which could be used as a nursery, secondary home office space or even an additional single bedroom, again with views.

Outside, to the front there is a lawn with a central path to the front door, a generous drive and detached double garage with twin up and over doors, boarded roof space with retractable ladder access, and personnel door to the side. The rear garden has been landscaped for lower maintenance with artificial lawn and paved terraces ideal for garden furniture. There is also two external plug sockets.

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 & 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

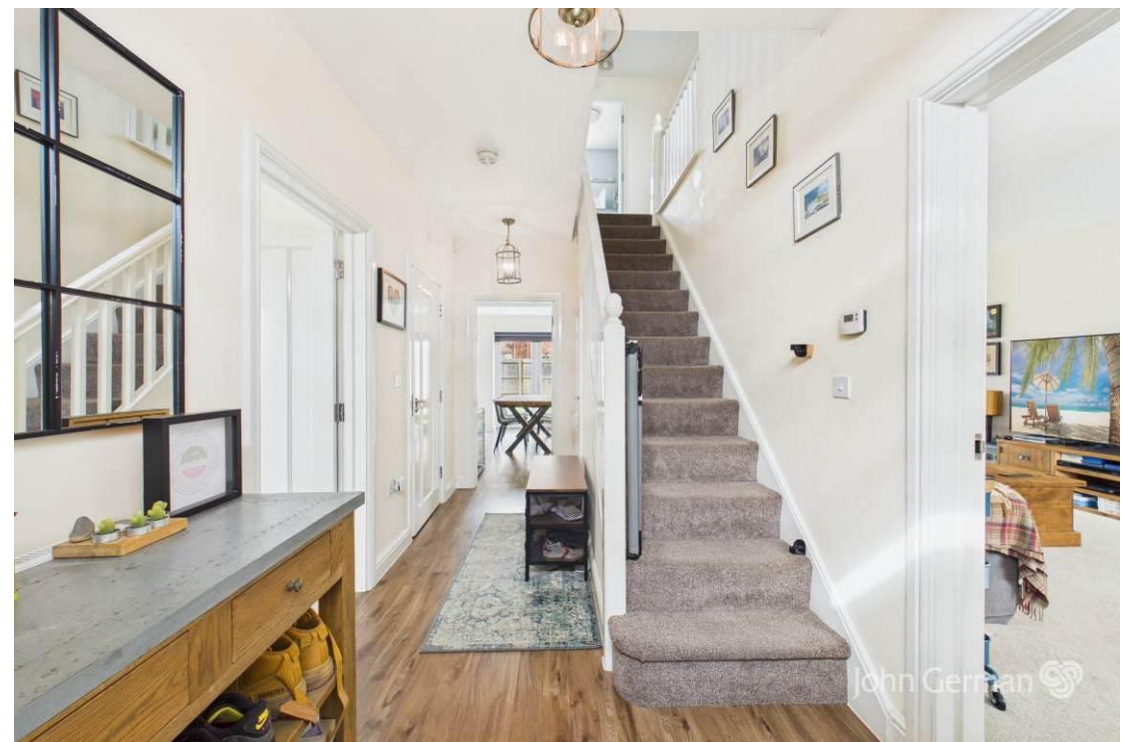
Useful Websites: www.gov.uk/government/organisations/environment-agency

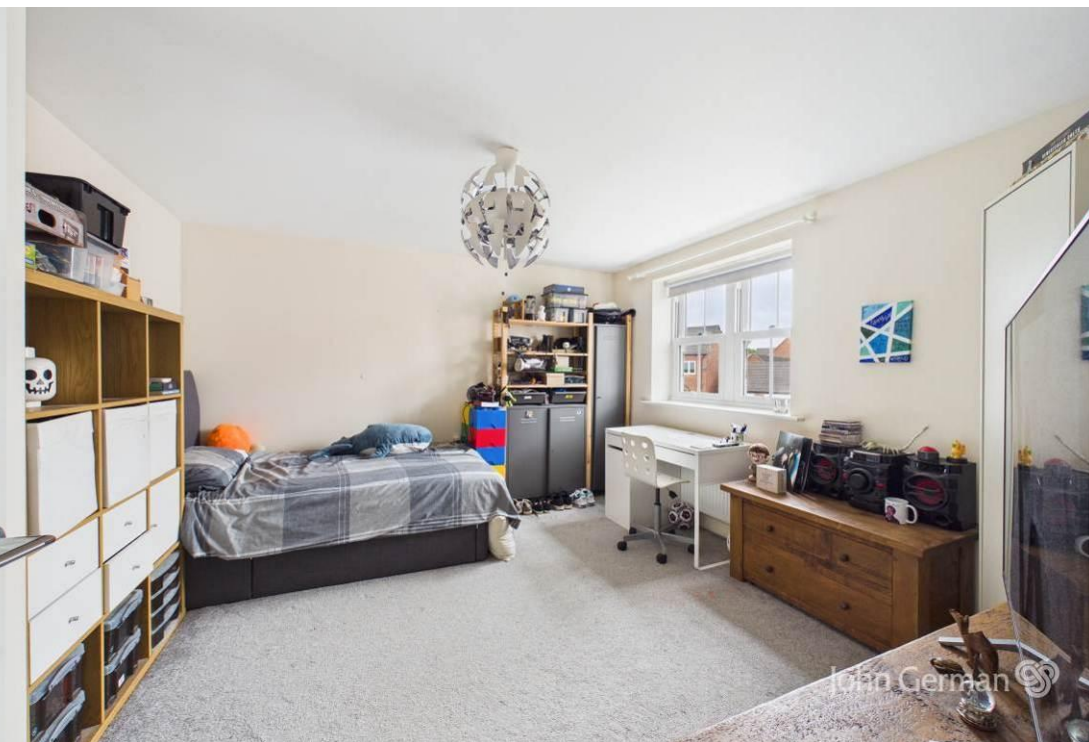
Our Ref: JGA/21092026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

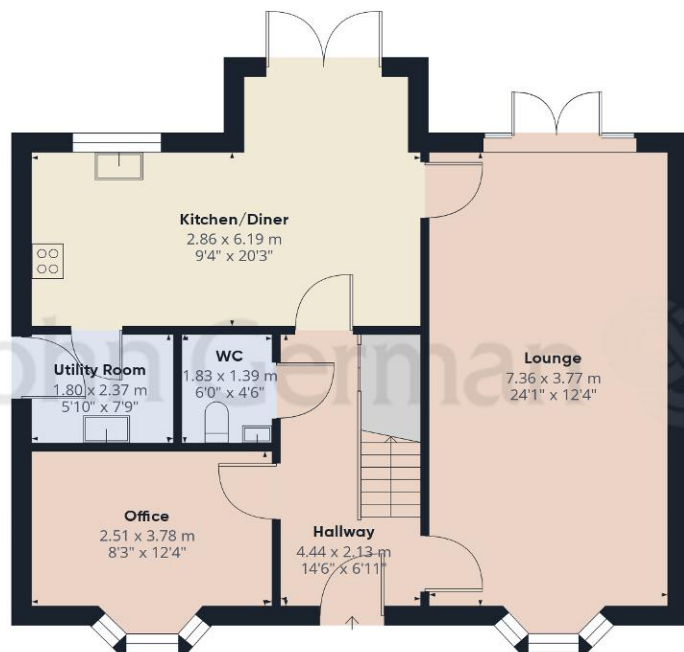




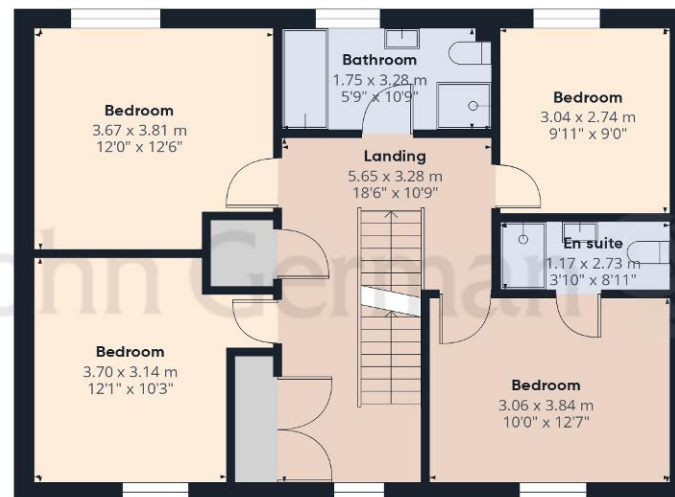




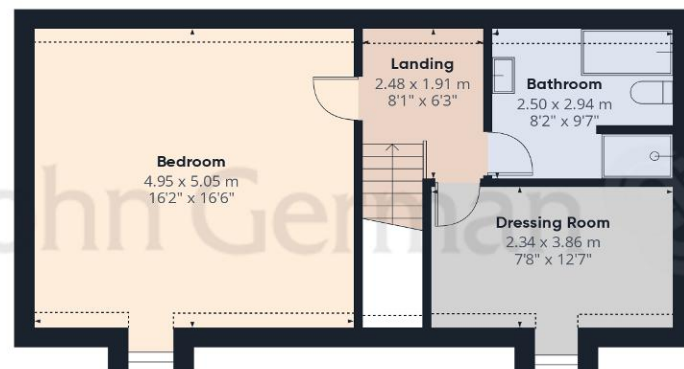




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

221.9 m²

2385 ft²

Reduced headroom

3.6 m²

39 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.

GIRAFFE360



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.

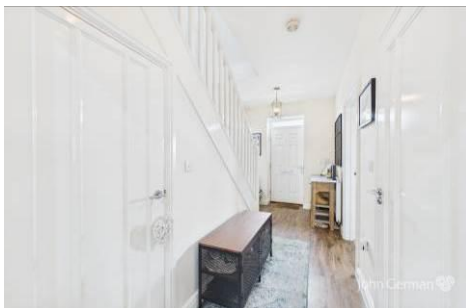
Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



