

# Tutbury Road

Burton-on-Trent, DE13 0AL

John German



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£460,000

Set on a wonderful 0.36 acre garden plot is this detached 1930s bungalow in a lovely non-estate location, well presented throughout, with a hall, spacious lounge, breakfast kitchen, conservatory, useful utility, three bedrooms, superb detached garage with gardeners WC and additional garage/outbuilding.





This lovely 1930s bungalow stands on a wonderful and extensive garden plot of approximately 0.36 acres, perfect for those seeking substantial gardens, offering plenty of outdoor space and potential to extend, subject to planning.

The property is well presented and ready to move into, but also with lots of opportunity to modernise in your own style.

There is a large driveway and front garden with side gates leading to a superb detached garage, ideal for a car enthusiast or as workshop with a gardener's WC and useful additional garden store. Towards the top of the garden, there is another prefab detached garage and outhouse, with potential for a variety of uses (no current vehicle access to these).

The porch opens through to a welcoming entrance hall with two useful storage cupboards and doors leading off. The lounge is a particularly spacious room, rear facing with lovely garden views and a fireplace adding a cosy feel.

Across the hall is a well appointed breakfast kitchen with a range of fitted units, integrated double oven, hob and dishwasher, with space for a breakfast table. It is dual aspect with windows to the rear and side, plus a door opening through to a conservatory, ideal for enjoying garden views. Off this is a useful utility room with additional appliance space and loft access.

The bungalow features a versatile two/three bedroom layout. Off the main hall are two spacious double bedrooms, both with views to front and fitted wardrobes adding storage. Off the kitchen is bedroom three, currently used as a dining/sitting room, with views to front. The bathroom is well appointed with both a bath and a separate shower, wash basin and WC.

The rear garden is wonderful, generously sized with extensive lawns, a paved terrace by the bungalow ideal for patio furniture and a greenhouse at the top of the garden.

**Agents notes:** The property has spray foam in the loft.

There is a residential development on the land opposite and a planning application currently in for the land to rear – further information on both these developments is available on the planning portal [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

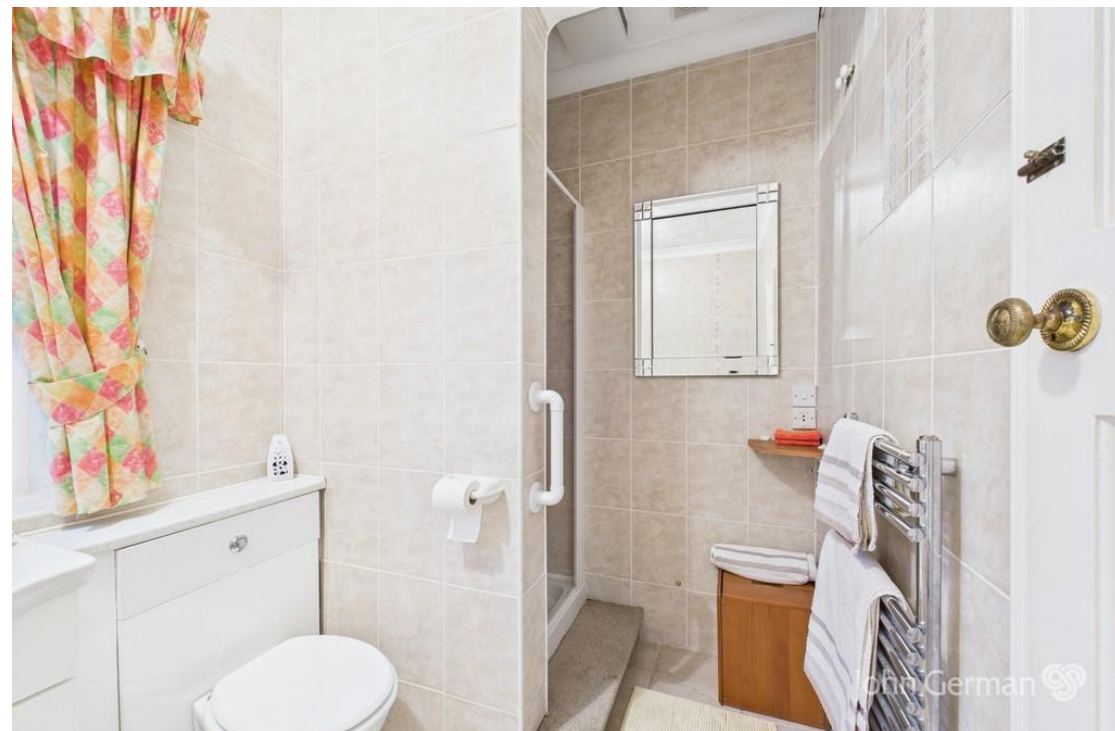
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

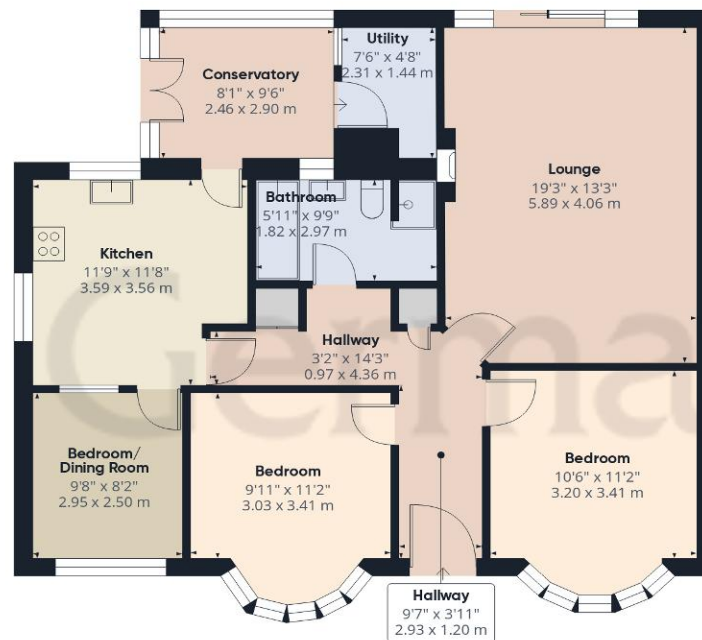
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03122025









**Ground Floor Building 1**

**Approximate total area<sup>(1)</sup>**

1218 ft<sup>2</sup>

113.3 m<sup>2</sup>



**Ground Floor Building 2**

(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.

**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.

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.

### 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		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

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