



John German



A spacious detached bungalow offering excellent versatility, a generous plot and huge potential for modernisation — an ideal opportunity for buyers looking to create a home tailored to their own taste and lifestyle.

£295,000

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This detached bungalow sits on a good-sized plot and provides an incredibly flexible layout, making it suitable for a range of buyers including downsizers, families, renovators and those seeking single storey living with space to adapt. While the property does require modernisation throughout, it presents a rare chance to reimagine a substantial footprint into a home designed entirely to your own vision.

A small entrance porch leads into a central hallway that gives access to the main accommodation. The living room/diner is a standout feature of the property - an impressively large full-width room stretching over 19ft in length. This spacious area is ideal for both lounging and dining, and with its generous dimensions, there is excellent scope (subject to any necessary planning permissions) for future layout reconfiguration or open-plan enhancements as part of renovation works.

The kitchen sits to the rear and offers ample space to be transformed into a modern cooking and entertaining area. It is complemented by an adjoining pantry - a fantastic, practical feature not often found in newer properties - and leads through to a separate utility space, perfect for laundry, storage or additional appliances. The bungalow provides two well-proportioned bedrooms, both offering great flexibility. The larger bedroom sits at the front and enjoys a pleasant outlook across open fields, while the second bedroom is also a comfortable size and works equally well as a guest room, study or hobby space depending on needs.

The bathroom, located off the inner hall, is a good-sized room with plenty of potential for updating into a contemporary suite or even a luxury wet room if desired. The internal layout also includes a sizeable integral garage accessed from the hallway, which offers significant scope - whether retained as secure parking, used as a workshop or storage, or potentially converted into additional accommodation (subject to planning permission).

Outside, the plot continues to impress. To the rear of the property, a large patio area provides an excellent space for outdoor seating and dining, leading up to a generously sized lawn bordered by established greenery. There is also an outbuilding, currently used for storage, adding further practicality. The property benefits from field views to both the front and rear, giving the home a lovely sense of openness and privacy rarely found in more built-up residential areas.

Situated on the highly regarded Tutbury Road, the bungalow enjoys a convenient and well-connected position on the outskirts of Burton-on-Trent. Nearby, residents will find a good selection of local amenities including supermarkets, shops, cafés and essential services. The wider town centre is within easy reach and provides additional retail, leisure and dining options. The location is excellent for commuters, with straightforward access to the A38 for routes towards Derby, Lichfield and the Midlands motorway network. Burton-on-Trent railway station offers regular services to Birmingham, Derby, Nottingham and beyond. The area is also well served by reputable schools and medical facilities, with scenic countryside walks, parks and the charming village of Tutbury all just a short distance away.

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

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/>

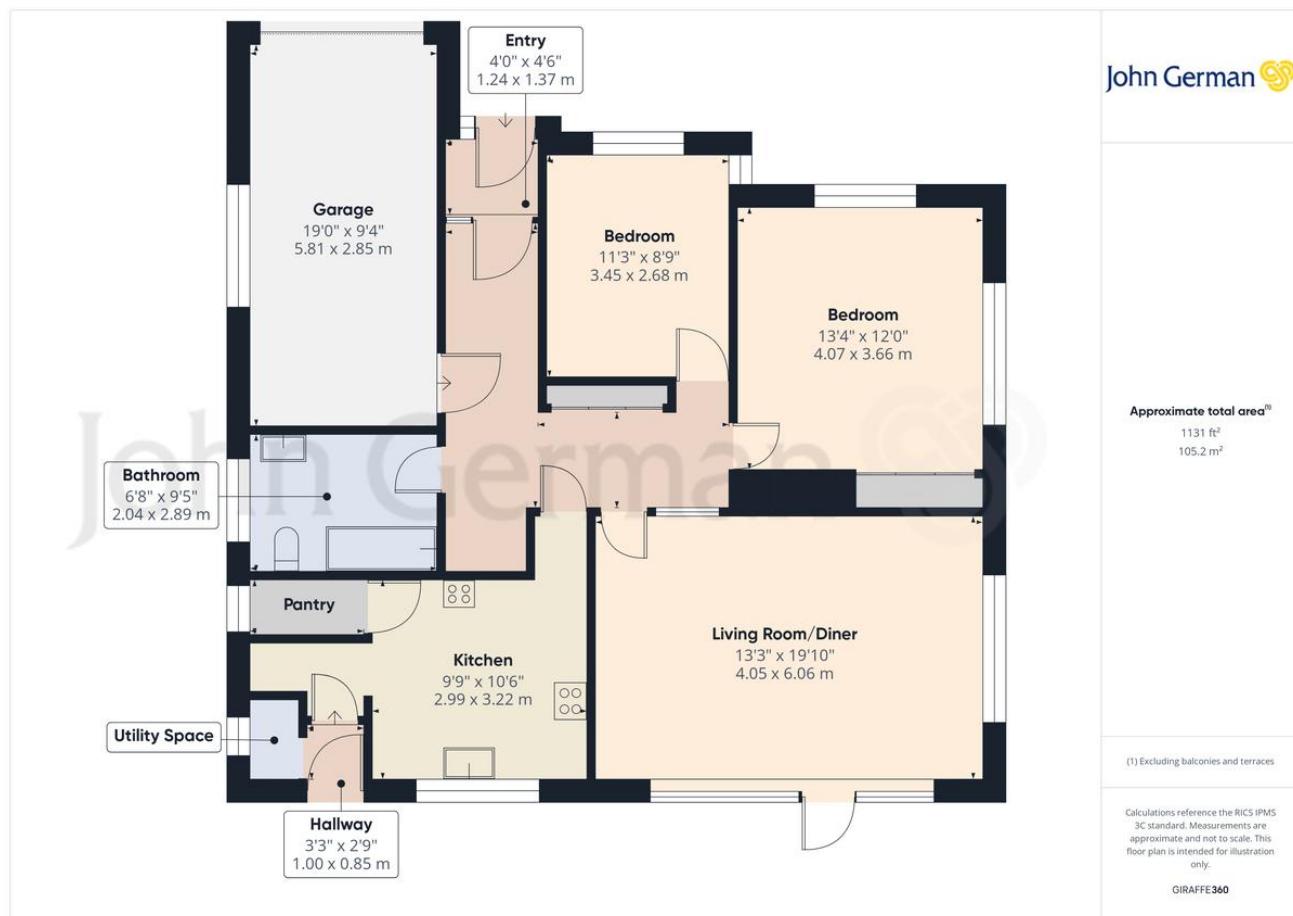
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/12112025

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Agents' Notes

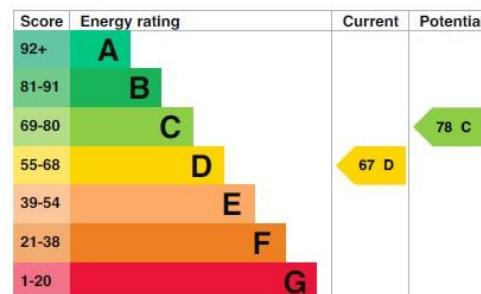
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Referral Fees

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.

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.



John German

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

01283 512244

burton@johngerman.co.uk

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