



Chatsworth Drive, Tutbury,
Burton-on-Trent



£240,000



Key Features

- Two Bedroomed Detached Bungalow
- Fabulous Location Overlooking Tutbury Castle
- Upvc Double Glazing & Gas Fired Central Heating
- Large Rear Garden Plot
- Immediate Vacant Possession
- Viewing A Must To Appreciate
- EPC rating D
- Freehold





Situated in the outskirts of the ever popular village of Tutbury this detached bungalow, whilst in need of up-grading, provides great potential and with views over towards the Tutbury Castle is sure to be popular. The property benefits from gas fired central heating and Upvc double glazing and in brief comprises: - entrance hall, kitchen, large lounge, two bedrooms to the rear and a bathroom. Outside a driveway provides ample parking, a small fore garden and to the rear is a large mainly lawned and private garden.

Accommodation In Detail

Open Canopied Entrance

having Upvc half obscure double glazed entrance door with obscure glazed light to side leading to:

Entrance Hall

having fitted smoke alarm, one central heating radiator and full height storage cupboard containing the Worcester gas fired central heating condensing boiler.

Kitchen 2.64m x 2.6m (8'8" x 8'6")

having a good range of maple effect base and eye level units with complementary rolled edged working surfaces, fitted extractor vent, gas cooker point, stainless steel sink and draining unit, one central heating radiator, Upvc double glazed window to side elevation and half obscure double glazed door to side.

Sitting Room 3.06m x 5.17m (10'0" x 17'0")

having Upvc double glazed bow window to front elevation, one central heating radiator, coving to ceiling and feature Adams style fireplace with marble backplate and hearth together with inset living flame gas fire.

Inner Hallway

having access to loft, fitted smoke alarm and full height storage/airing cupboard with lagged hot water cylinder.

Master Bedroom 3.1m x 3.83m (10'2" x 12'7")

having one central heating radiator and Upvc double glazed window overlooking Tutbury Castle.

Bedroom Two 3.18m x 2.6m (10'5" x 8'6")

having one double central heating radiator and Upvc double glazed French doors opening out to the rear garden.

Bathroom

having modern suite comprising panelled bath with fitted shower attachment over, pedestal wash basin, low level wc, full tiling complement around shower area, half tiling to further walls and one central heating radiator.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

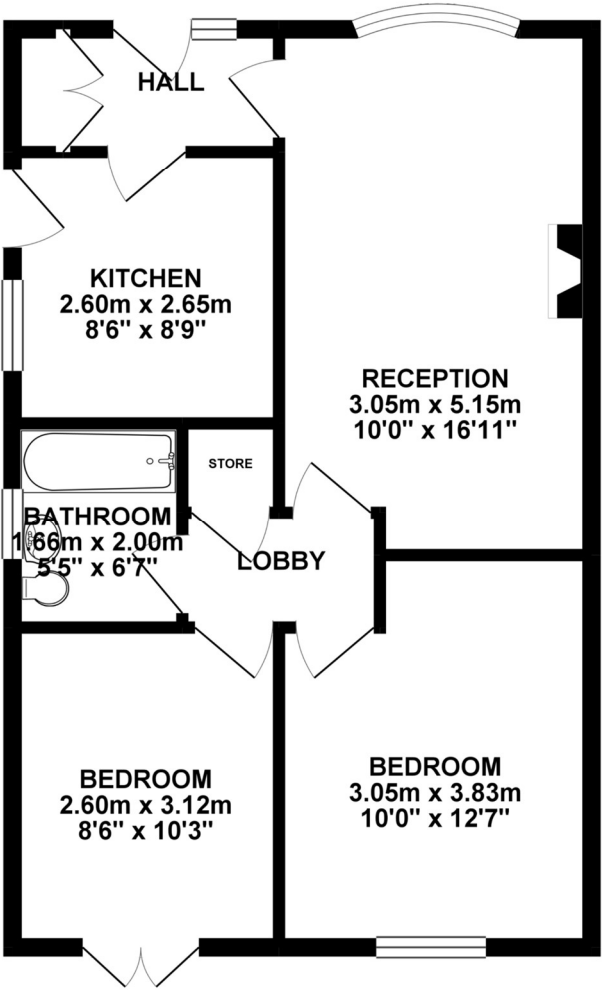
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR 50.87 sq. m.
(547.55 sq. ft.)



TOTAL FLOOR AREA : 50.87 sq. m. (547.55 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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