

Ludgate Street

Tutbury, Burton-on-Trent, DE13 9NG

John German



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Asking Price Of

£385,000

A characterful and versatile three/four bedroom detached home, ideally positioned just a short walk from the heart of Tutbury, offering flexible accommodation, open-plan living, off-road parking and an elevated rear garden with views towards Tutbury Castle.

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Hillside Cottage is a charming and individual detached home combining character with modern and practical accommodation, occupying an enviable position on Ludgate Street, just a stone's throw from Tutbury village centre and its excellent range of amenities, schooling, shops, cafes and restaurants.

The accommodation is particularly versatile, offering three first-floor double bedrooms alongside a flexible ground-floor family room/occasional fourth bedroom. The ground-floor bathroom also creates excellent potential for multigenerational living.

The entrance hallway leads to the family room, currently used as an additional reception space but equally suited to a fourth bedroom, home office, playroom or hobby room. The ground-floor bathroom comprises WC, wash hand basin and bath with shower attachment.

To the right is the impressive open-plan living and dining space, creating a sociable heart to the home. The front-aspect living room features a log burner and flows naturally through to the kitchen diner, ideal for both everyday living and entertaining. The kitchen is fitted with shaker-style wall and base units, double oven, gas hob, extractor, double sink, drawers and integrated dishwasher, with space for a washing machine and fridge freezer. The dining area provides ample space for a family dining table.

To the first floor are three well-proportioned double bedrooms and two bathrooms. The smallest bedroom benefits from built-in wardrobes, while the adjacent family bathroom has been renovated by the current owners and comprises a walk-in shower, WC and wash hand basin. The second bedroom is a good-sized double with useful built-in storage. The principal bedroom offers excellent space for bedroom furniture, built-in storage and an en-suite shower room, also renovated during the current ownership.

The first-floor landing benefits from a useful, recessed nook, ideal as a home-working or study area, while double doors provide access to the elevated rear garden.

The garden is a particular highlight, with a generous upper patio providing excellent space for outdoor dining and entertaining, enclosed by attractive brick-built borders and featuring a fully functioning outdoor roll-top bath. To the left is a lawned area and designated play space, where the elevated position provides fantastic views towards Tutbury Castle. A further patio is currently arranged as a fire-pit area, offering privacy when seated while retaining wider views. Steps also lead down to a further outdoor seating area alongside the kitchen, ideal for morning coffee or evening drinks.

A brick-built storage building with electric roller door provides useful additional storage, while the driveway offers off-road parking for two large vehicles.

With its flexible accommodation, characterful yet modern presentation, excellent village position and exceptional elevated garden, Hillside Cottage offers a truly versatile home in the heart of Tutbury.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre 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: JGA02102026

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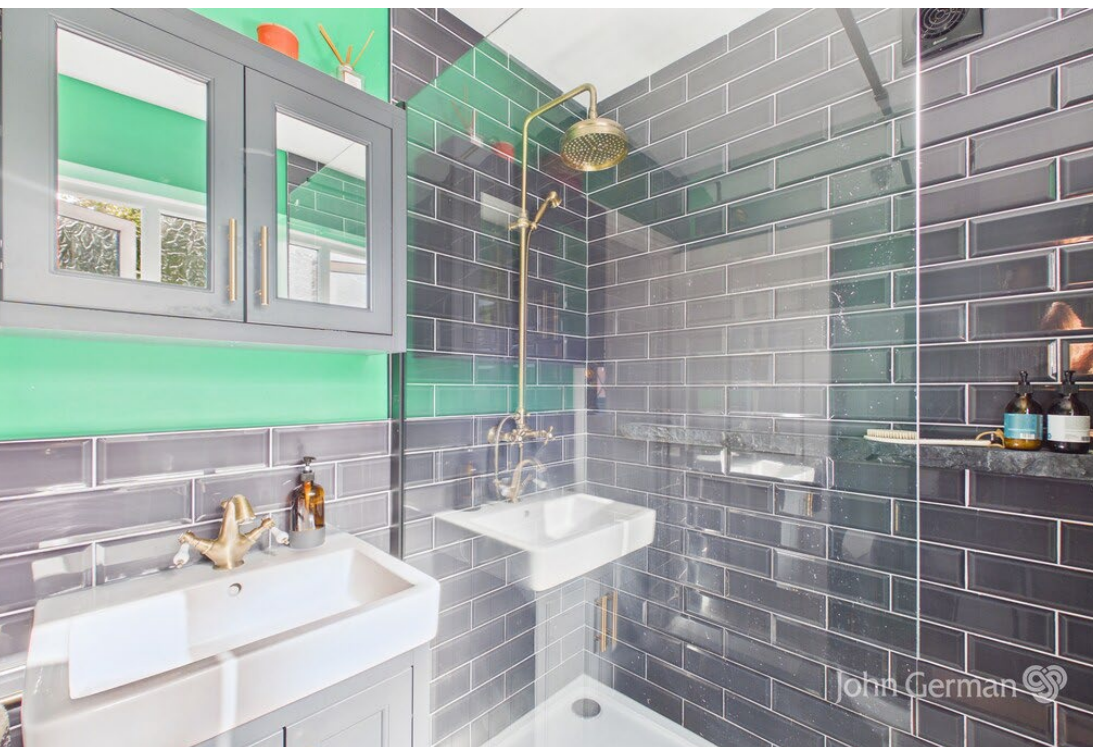
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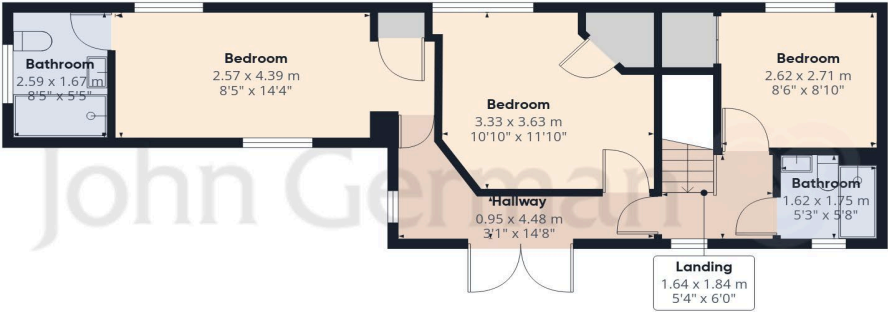








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

100.3 m²
1079 ft²

Reduced headroom

1.1 m²
12 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.

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Agents' Notes

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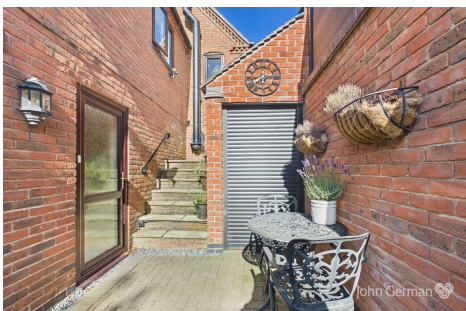
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