

Primrose Drive

Tutbury, Burton-on-Trent, DE13 9LQ

John German



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£335,000

This light home offers a well designed layout featuring a dual aspect lounge, kitchen/diner plus utility, three bedrooms, ensuite, a family bathroom, long drive, a good size single garage and gardens, available with no chain, close to the charming village centre.



Situated on the popular Heritage Park development in Tutbury is this superb home, perfect for a family upsizing wanting a detached property and those looking to downsize but not compromise on space. The house features sash style windows to front and high ceilings upstairs enhancing the feeling of space.

Tutbury is a pretty village with a charming characterful High Street with cafes, pubs, restaurants, and Tutbury Castle all make this a choice location for buyers. There is a primary school in the village and plenty of walks to get outdoors.

The central front door opens into a welcoming hall with a useful cupboard for coats and shoes and doors leading off. The lounge is a light room with views to front together with French doors opening out to the rear gardens. The kitchen/diner is well appointed fitted with a range of units with an integrated oven, hob and fridge/freezer, space for a dining/breakfast table, a useful understairs cupboard and with windows to front and side adding natural light. The utility has space for a washing machine, door off to a large guest wc and door opening out to the rear gardens.

To the first floor a good size landing has doors off to three bedrooms all with superb high ceilings. The master has fitted wardrobes and an ensuite shower, the two further bedrooms share a modern family bathroom. Outside - To the side is a long block paved drive leading to good size single garage with an up and over door, and the rear gardens with a paved terrace and lawn, ready for garden furniture plus a side gate to the drive.

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: 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

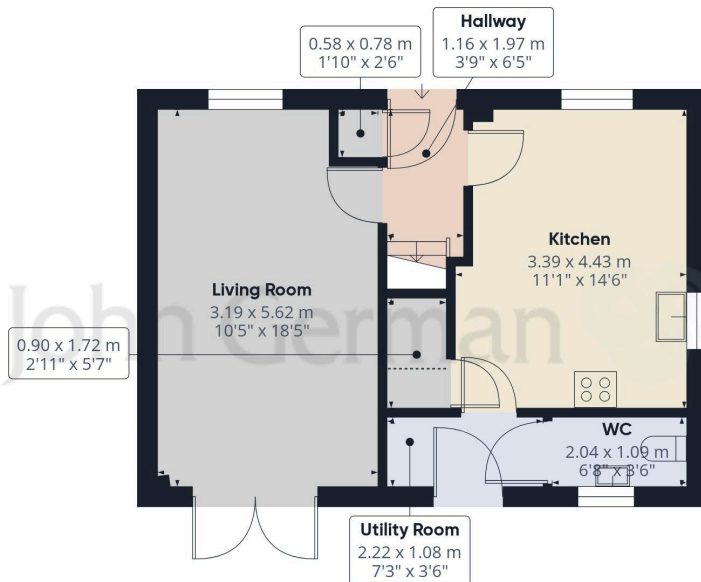
Our Ref: JGA06102026

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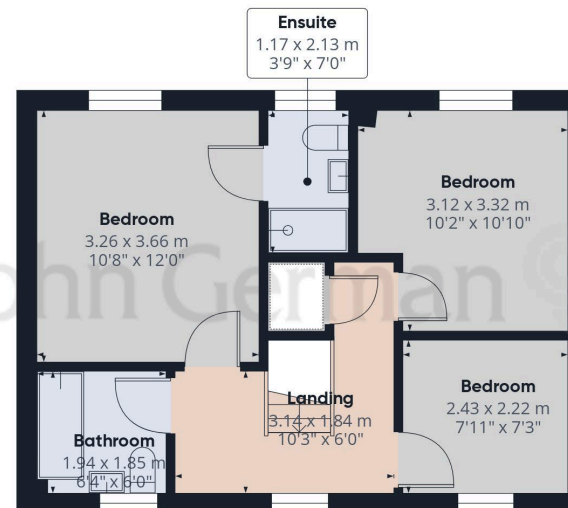
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

100.6 m²
1082 ft²

Reduced headroom

0.9 m²
10 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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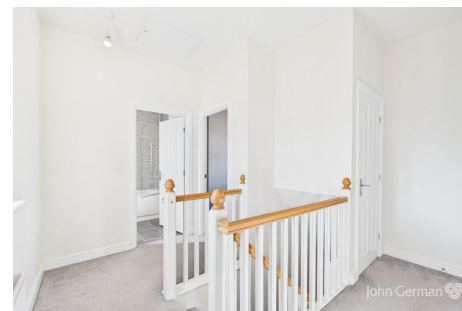
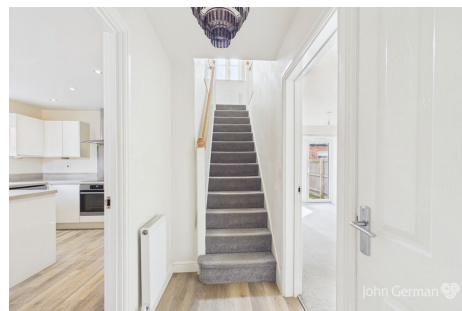
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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