

Honeysuckle Avenue

Tutbury, Burton-on-Trent, DE13 9NY

John
German





Honeysuckle Avenue

Tutbury, Burton-on-Trent, DE13 9NY

Asking Price Of £450,000

A beautifully presented four-bedroom detached home occupying a generous, private and sunny plot, with a double garage, excellent parking and versatile family accommodation.



Situated on Honeysuckle Avenue in the popular village of Tutbury, this well-maintained home offers spacious and flexible accommodation throughout, combined with an impressive amount of outside space.

The welcoming entrance hallway features a central staircase and generous space to comfortably enter and unload. A useful downstairs WC with wash hand basin is also located off the hallway. To the left is the generous living room, with French doors opening directly onto the garden and allowing plenty of natural light into the room. To the right is the well-equipped kitchen/diner, comprising a range of wall and base units with drawers, ample worktop space, integrated dishwasher, double sink, eye-level double oven, gas hob with extractor fan and integrated 50/50 fridge freezer. There is also ample space for a family dining table and chairs. Off the kitchen is a practical utility room, offering further wall and base units, an additional sink and space for a washing machine.

To the first floor are four well-proportioned bedrooms. The spacious principal bedroom is large enough to comfortably accommodate a king-size bed, bedside tables, substantial wardrobes and chest of drawers, whilst also benefiting from a modern en-suite shower room with double walk-in shower, WC and wash hand basin. Bedroom two is another generous double, whilst bedrooms three and four are smaller doubles and would also make excellent single bedrooms, home offices or studies depending on the needs of the next owner. Completing the first floor is a useful storage cupboard, alongside the family bathroom which comprises a bath with shower over, WC and wash hand basin.

The current owners have maintained the property to a high standard, keeping the accommodation modern, neutral and exceptionally well presented throughout.

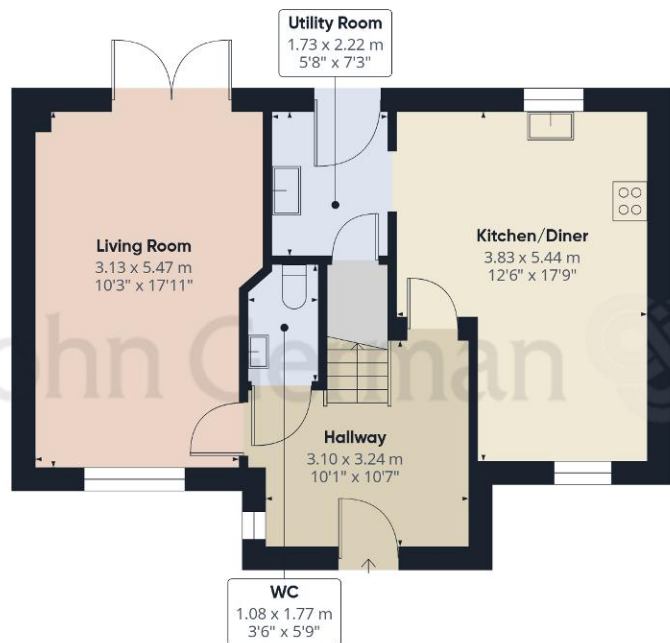
Externally, the property benefits from a particularly generous garden which offers excellent privacy and enjoys a sunny aspect. Immediately outside the French doors is an extended patio area, providing a fantastic space for outdoor dining and entertaining. The remainder is predominantly laid to lawn, with gravel and slabbed pathways leading towards the rear. At the rear is a further patio area, creating another excellent spot for entertaining, relaxing or enjoying the sunshine. The size and layout of the garden provide a noticeable sense of space and privacy compared with similar homes. To the side is a substantial double garage with electric garage doors, power and a boarded loft space, providing excellent storage. The generous driveway is double in both width and length, offering substantial off-road parking with space for several vehicles, in addition to the garage. To the front is a low-maintenance garden with artificial lawn and potted plants, creating an attractive approach and enhancing the property's kerb appeal.

This is a superb family home combining four bedrooms, versatile living accommodation, a generous and private sunny garden, double garage and excellent off-road parking, all within the popular village of Tutbury. Tutbury is a popular and historic village offering a great range of everyday amenities including local shops, cafés, pubs, restaurants, schools and a health centre. The village is also home to the famous Tutbury Castle and benefits from beautiful surrounding countryside, making it ideal for those who enjoy village life with plenty of local walks.

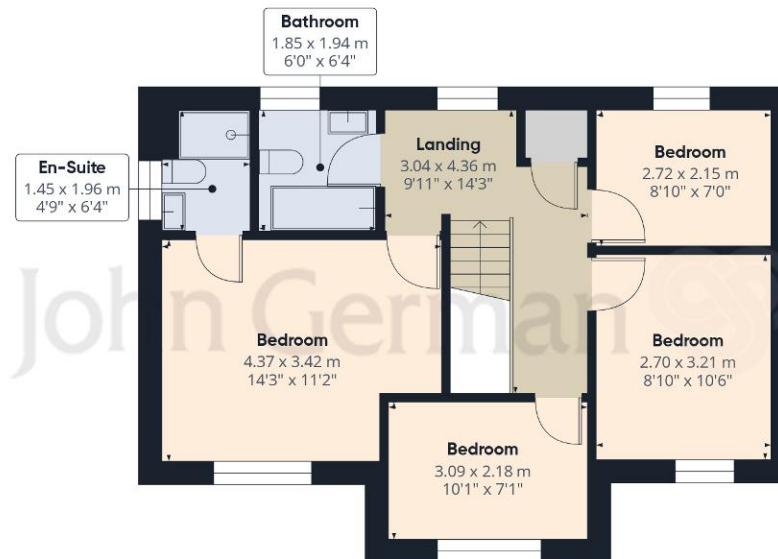
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Drive & double garage **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12082026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

132 m²

1421 ft²

(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



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.

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.

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.

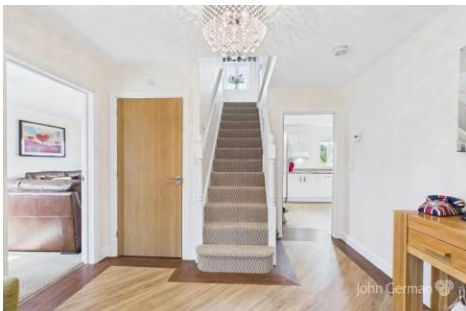
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

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

01283 512244

burton@johnngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

