

Portway Drive

Tutbury, Burton-on-Trent, DE13 9HU

John German





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£335,000

Beautifully presented three-bedroom detached bungalow on popular Portway Drive in sought-after Tutbury. Thoughtfully updated by the current owners, it offers spacious, versatile single-storey living with a stylish contemporary finish, ready to move straight in and enjoy.

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Upon entering, you are welcomed by a generous entrance hallway, creating an immediate sense of space. Positioned to the left is the modern fitted kitchen, which has been tastefully refitted in recent years and offers an excellent range of wall and base units alongside integrated appliances including a fridge freezer, dishwasher, washing machine, induction hob and extractor hood, making it both practical and stylish.

To the right of the hallway is the third bedroom, currently utilised as a dining room by the owners, showcasing the flexibility this room provides. Whether used as a single bedroom, home office, hobby room or formal dining space, it can easily adapt to suit a variety of lifestyles. A useful storage cupboard is conveniently positioned off the hallway, providing ample space for household essentials.

Continuing through the property, you'll discover the generously proportioned living room, a warm and welcoming space centred around an attractive feature fireplace. Sliding patio doors flood the room with natural light and seamlessly connect to the impressive sunroom beyond. Surrounded by floor-to-ceiling glazing, the sunroom provides a wonderful additional reception area where you can relax and enjoy views across the beautifully landscaped rear garden throughout the seasons.

A secondary hallway leads to the remaining accommodation. The contemporary family shower room has also been upgraded by the current owners and comprises a walk-in shower, WC and hand wash basin, finished to a modern standard.

The principal bedroom is an excellent-sized double, comfortably accommodating a king size bed along with additional bedroom furniture, whilst benefiting from an extensive range of full-length fitted wardrobes. Bedroom two is equally well-proportioned and able to accommodate a king size bed, enjoying the convenience of fitted wardrobes, offering excellent storage without compromising on floor space.

The current owners have invested considerably in the property during their ownership, including the installation of a stylish new kitchen and bathroom, replacement carpets throughout and attractive oak internal doors, all contributing to the home's immaculate presentation.

Externally, the property is equally impressive. A neatly maintained front lawn sits alongside a private driveway providing ample off-road parking, which in turn leads to a detached garage complete with power and lighting. To the rear, the garden has been thoughtfully landscaped to create a peaceful and private outdoor retreat. An initial patio seating area provides the perfect spot for entertaining or enjoying a morning coffee, with steps leading up to a well-maintained lawn bordered by established planting. Beyond the garage, a further section of garden offers an ideal space for growing vegetables or creating a productive kitchen garden.

Situated within the historic village of Tutbury, the property enjoys easy access to a fantastic range of local amenities including independent shops, cafés, traditional pubs, a supermarket, doctors' surgery and pharmacy. The village is renowned for its historic castle, picturesque streets and welcoming community atmosphere, while excellent transport links provide convenient access to Burton upon Trent, Derby, Lichfield and beyond.

Offering spacious accommodation, quality upgrades and beautifully maintained gardens in a highly desirable village location, this exceptional detached bungalow represents a fantastic opportunity for buyers seeking a move-in ready home.

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: 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 C

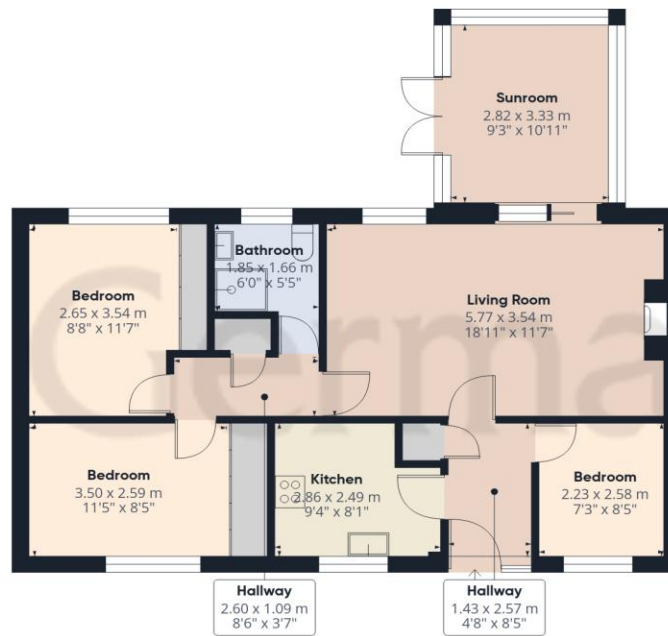
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10072026

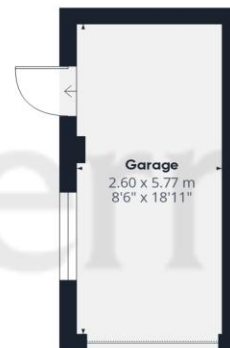
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
88.9 m²
955 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.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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.

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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