



Tutbury Road, Burton-on-Trent



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£280,000



## Key Features

- Detached Family Home
- Three Double Bedrooms
- Large Lounge Diner
- Abundance Of Off Road Parking
- Large Immaculately Landscaped Rear Garden
- Detached Garage
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed detached family home on a prominent road in Outwoods. The property has an abundance of potential, has an immaculately landscaped rear garden, plenty of off road parking, three well proportioned bedrooms and being sold with the benefit of No Upward Chain. In brief the accommodation comprises: - porch, entrance hall, kitchen, lounge diner and on the first floor a landing leads to three double bedrooms and a recently re-fitted bathroom. The property sits well within the plot providing plenty of off road parking, a great sized rear garden, large garden shed, summerhouse and a 1.5 length detached garage. Viewings are highly recommended.

#### Accommodation In Detail

Upvc double glazed door with built-in blind leading to:

#### Entrance Porch 2.13m x 1.92m (7'0" x 6'4")

having carpet to floor, Upvc double glazed windows to either side, Upvc double glazed window to front and door leading to:

#### Entrance Hall

having staircase rising to first floor, thermostat for central heating, carpet to floor and one central heating radiator.

#### Kitchen 2.25m x 3.58m (7'5" x 11'8")

having range of base and wall mounted units, marble effect laminate work surface, composite sink and drainer with chrome mixer tap, integrated fridge, integrated washing machine, gas oven, integrated microwave, tiled splashback, cupboard housing electric meter and consumer unit for electrics, carpet to floor, one central heating radiator, Upvc double glazed bay window to rear elevation, Upvc double glazed window to side, Upvc double glazed door to side and built-in understairs storage with shelves and gas meter.

#### Lounge Diner 4.5m x 7m (14'10" x 23'0")

having traditional gas fire, built-in storage, carpet to floor, two central heating radiators, Upvc double glazed window to front elevation, two Upvc double glazed windows to rear elevation and Upvc double glazed doors with built-in blinds leading out to the rear patio.

#### On The First Floor

#### Landing

having carpet to floor and Upvc double glazed window to side elevation.

#### Bedroom One 3.5m x 3.94m (11'6" x 12'11")

having range of built-in wardrobes, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Two 3.5m x 2.91m (11'6" x 9'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2.2m x 4.18m (7'2" x 13'8")

having access to loft space (the loft is fully boarded, is carpeted, has power and lighting and provides excellent storage space), built-in shelving and storage, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Family Bathroom 2.16m x 1.81m (7'1" x 5'11")

having recently re-fitted suite comprising low level wc, pedestal wash basin with chrome mixer tap, bath with chrome mixer shower over, extractor fan, shaver point, down lighters, full tiling complement, built-in storage cupboard housing Worcester Bosch combination gas fired boiler, tile effect LVT flooring, one central heating radiator and frosted Upvc double glazed window to rear elevation.



### Outside

To the rear of the property is an immaculately landscaped garden with a large paved patio area ideal for entertaining, great sized artificial turfed area, mature planted borders, another large good sized paved patio area with summerhouse, detached 1.5 length tandem garage, large shed and a paved path leads to the driveway. To the front of the property is a large tarmac driveway providing ample parking, there are iron security gates to side and steps lead to the front door.

### 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

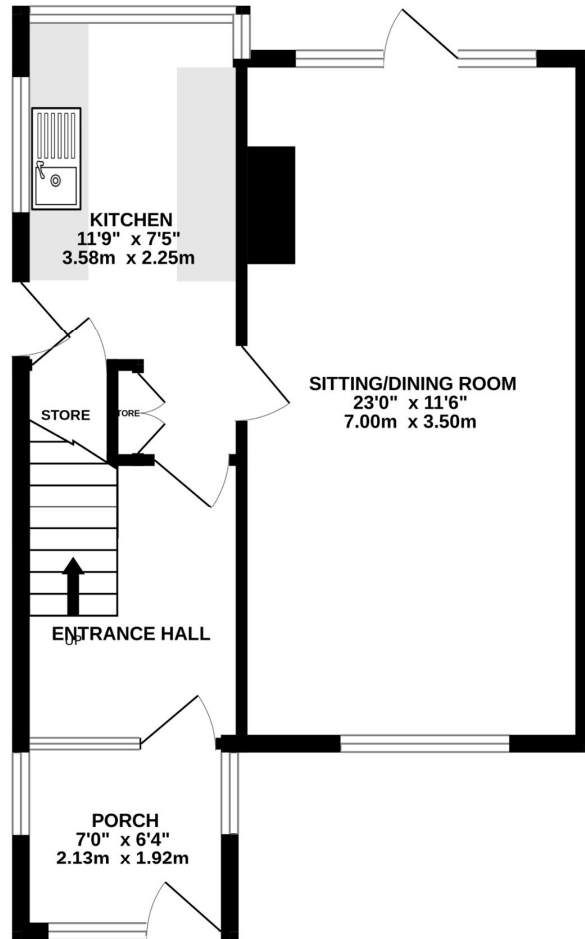
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

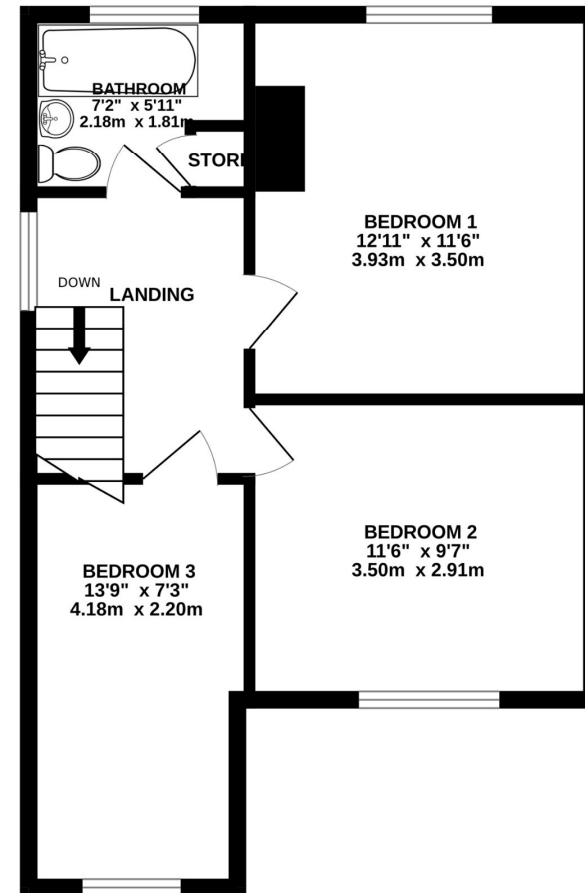
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) 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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