

# Norman Road

Tutbury, Burton-on-Trent, DE13 9JZ



Situated on the ever-popular Norman Road in Tutbury, this well-presented and deceptively spacious semi-detached home offers flexible accommodation, generous parking and a beautifully maintained rear garden, making it an ideal purchase for first-time buyers, growing families or those looking to downsize without compromise.

**Guide Price £250,000**

**John German** 

The accommodation begins with an entrance hallway leading into a welcoming front living room, featuring a large bay window which floods the room with natural light, an original feature fireplace and an open staircase rising to the first floor, creating a wonderful focal point and adding character to the home.

To the rear of the property is a spacious kitchen diner, perfectly designed for modern family living and entertaining. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a sink and drainer along with space for a dishwasher, cooker, washing machine and under-counter fridge. A useful pantry cupboard provides additional storage, whilst generous worktop space makes food preparation easy. The dining area offers ample room for a family dining table and chairs together with space for an American-style fridge freezer.

To the first floor are three well-proportioned bedrooms. The principal bedroom is a generous double room benefitting from two front-facing windows, whilst the second bedroom is a comfortable small double. The third bedroom is a versatile single room, ideal for use as a nursery, home office or study.

Completing the accommodation is the recently renovated family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin, WC and heated towel radiator.

Externally, the property continues to impress with a generous driveway to the front and side providing ample off-road parking, together with a useful carport. A particular highlight of the home is the beautifully landscaped rear garden, featuring an extensive patio seating area, steps leading down to a lawn bordered by attractive planting and mature shrubs, and a decked seating area positioned at the rear of the garden. Sunny, private and enclosed, it offers a wonderful space for relaxing and entertaining throughout the warmer months.

Norman Drive enjoys a convenient position within the sought-after village of Tutbury, renowned for its historic character, community feel and excellent local amenities. Residents benefit from a range of shops, cafés, pubs and restaurants, together with schooling for all ages and excellent transport links via nearby road networks and rail services from Tutbury & Hatton railway station, providing easy access to Burton upon Trent, Derby and beyond. The village is also home to the historic Tutbury Castle and offers beautiful countryside walks right on the doorstep.

**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 & car port

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA06072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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### Agents' Notes

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