



Tutbury Road
Burton-On-Trent

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Property Description

Occupying a desirable position on Tutbury Road, this well-presented three-bedroom detached bungalow offers generous and versatile accommodation, ideal for a range of buyers seeking single-storey living in a convenient location.

The property comprises a welcoming entrance hallway, a spacious lounge, separate dining room, a well-maintained fitted kitchen, utility room, modern family bathroom and three well-proportioned bedrooms. A delightful conservatory provides additional living space and enjoys pleasant views over the rear garden.

One of the standout features of this charming home is the substantial rear garden, offering a wonderful degree of privacy with extensive lawned areas, mature trees, established shrubs and attractive greenery throughout, creating a peaceful outdoor retreat.

Externally, the property further benefits from ample off-road parking and a large garage, providing excellent storage or workshop potential.

Conveniently situated within easy reach of Burton town centre, the property enjoys access to a wide range of local amenities, shopping facilities, transport links and well-regarded schools, making it an excellent choice for families and downsizers alike.

Early viewing is highly recommended to fully appreciate the size, location and beautiful gardens on offer.

Entrance Hall

Offering entrance door, radiator, access to bedrooms and living accommodation

Living Room

Bay window to frontage, radiator, fireplace.

Dining Room/3rd Bedroom

Having DG windows to rear aspect and central heating radiator

Kitchen

A range of wall and base units with work surfaces over, stainless steel sink, electric hob and double electric integral oven, DG window to rear, tiled splashbacks.

Bathroom

A recently modernised suite including double walk in shower, wash hand basin, WC, heated towel rail and full tiling.

Main Bedroom

Fitted wardrobe storage, central heating radiator, DG window.

Guest Bedroom

DG window, central heating radiator

Utility/Workshop/Hallway.

Doorway access to front and rear of property, wash hand basin.

Garage

Power, light points and up and over doors

Rear Garden

An established garden with lawned areas, fruit trees, pond water feature and established shrubs and trees.

Frontage

Walled and gated frontage leading into a three car tarmac driveway and lawned area.

Architectural Drawings

Plans are available on request for a two storey dwelling put forward by the current owner.









Total floor area 134.4 m² (1,446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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