



**** Detached Bungalow ** Open Plan Living ** Delightful Plot ** Desirable Village ****

A beautifully presented modern detached bungalow, ideally positioned on an elevated corner plot in the sought-after village of Tutbury. Perfect for downsizers, the home features an open-plan living space with a stylish fitted kitchen with built-in appliances, an open plan living dining area and a spacious double bedroom with built-in wardrobes, and a contemporary shower room.

Outside offers a private, landscaped garden with a secluded seating area and powered timber shed. Conveniently located for access to Burton, Derby, and Lichfield, with local village amenities and riverside walks nearby. Viewings strictly by appointment.

The Accommodation

Situated in the heart of the historic and ever-popular village of Tutbury, this individually designed detached bungalow enjoys an elevated corner plot position within a desirable residential setting. Perfectly suited to those looking to downsize without compromising on quality, the property benefits from UPVC double glazing and an efficient electric central heating system throughout.

Set back from the road, the home is approached via a private driveway with landscaped front and side gardens, along with a secure side gate and steps leading to the main entrance. Once inside, you are welcomed into a bright and spacious open-plan living area which incorporates a contemporary fitted kitchen. The kitchen is equipped with a comprehensive range of wall and base units, preparation work surfaces, built-in microwave oven and separate oven, induction hob with extractor above, fridge, inset sink, and a side-facing UPVC window. The space flows effortlessly into the living and dining areas, where two front-facing UPVC windows provide an abundance of natural light, and the continuation of quality laminate flooring adds to the sense of cohesion and style. At the rear, bi-folding UPVC patio doors open out onto a delightful and private garden.

The well-proportioned double bedroom lies to the rear of the property and features built-in mirrored wardrobes and a rear-facing UPVC window. It has direct access to a stylishly appointed shower room comprising a walk-in shower with fixed glass screen, chrome heated towel rail, low-level WC, hand wash basin with built-in vanity storage, self-draining tiled flooring, and a useful cupboard housing the pressurised hot water cylinder.

Externally, the garden has been thoughtfully landscaped to offer a tranquil retreat, complete with shaped lawn, paved patio, raised flowerbeds, and a secluded seating area ideal for relaxing or entertaining. A purpose-built timber shed with independent power supply provides excellent additional storage or potential workspace.

Tutbury is a village rich in heritage, home to the renowned Tutbury Castle and a charming selection of boutique shops, public houses, and riverside walks along the picturesque River Dove. Ideally located for commuters, the property is within easy reach of the A50 and A38, offering excellent access to Derby, Lichfield and nearby Burton-on-Trent.

Viewings are strictly by appointment and come highly recommended to fully appreciate the quality and setting of this exceptional bungalow.

Open Plan Living Area

18'0 x 16'0

Main Bedroom

11'10 x 10'0

Shower Room

9'5 x 5'8

Rear Garden And Shed/ Workshop

Awaiting Revised EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric With Radiators

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

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

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

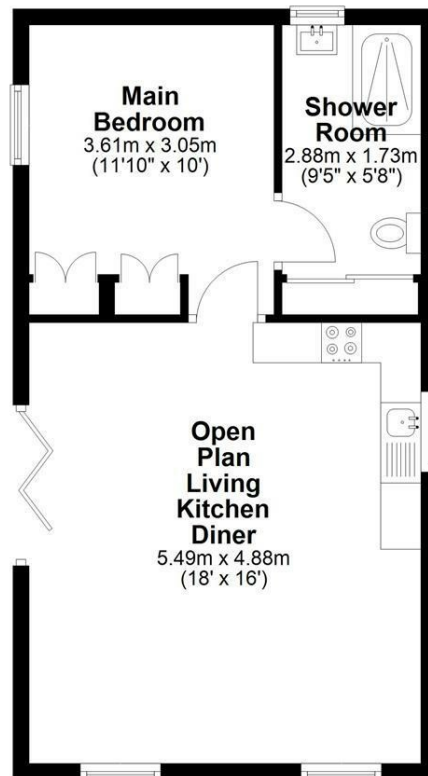
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Draft details awaiting vendor approval and subject to change





Ground Floor

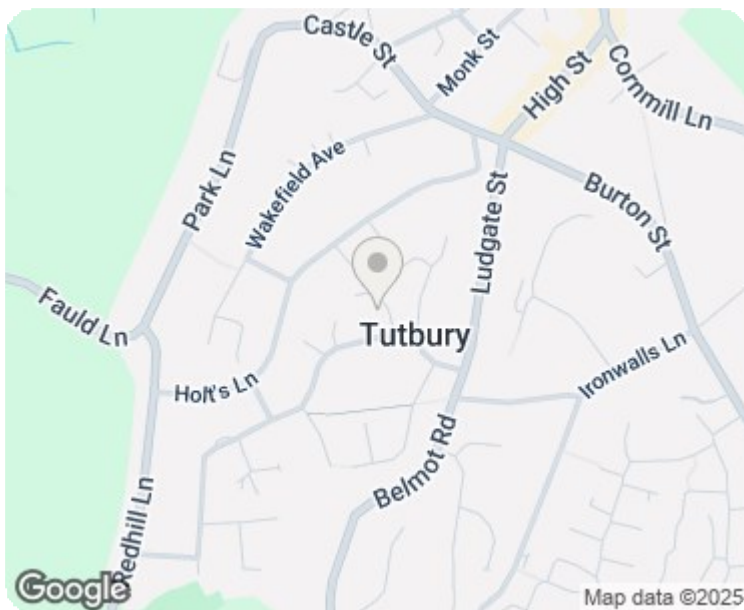


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band B Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branstons Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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