Nicholas Humphreys

Chatsworth Drive, Tutbury, Burton-On-Trent, DE13 9NS

£215,000

A secluded detached bungalow located in the heart of Tutbury village, offering UPVC double glazing and gas central heating on a generous plot.

The accommodation includes a reception hallway, fitted kitchen with side access, and a spacious open-plan lounge diner with feature fireplace. There are two double bedrooms and a shower room, along with driveway parking and an extensive mature rear garden requiring moderate cultivation. Convenient for village amenities and excellent road links via the A50 and A38.

Viewings strictly by appointment.

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The Accommodation
Located within the heart of the sought-after village of Tutbury, this detached bungalow occupies a pleasantly secluded position, offering well-proportioned accommodation throughout. The property benefits from UPVC double glazing and gas central heating, and is ideally positioned for access to a range of local amenities, whilst remaining within easy reach of the A50 and A38 road networks.

The internal accommodation opens via a UPVC double glazed entrance door with side window into a reception hallway, having a single radiator and a useful built-in cupboard housing the gas-fired central heating boiler. A sliding door leads through to the fitted kitchen, positioned on the side aspect of the bungalow, and comprising a stainless steel single drainer sink unit set into preparation work surfaces, with a selection of fitted base cupboards and eye-level wall units. The kitchen also provides freestanding cooker space with gas point, appliance space for a washing machine, and further space for a fridge freezer. A UPVC double glazed window provides natural light, and a UPVC double glazed side entrance door gives access out to the side driveway.

Concluding the front aspect of the bungalow is a spacious open-plan lounge diner, with the focal point being a living flame gas fire set within an attractive stone fireplace surround. The room benefits from a UPVC double glazed bow window to the front elevation, along with an additional wood frame double glazed window to the side aspect allowing for further natural light, and an internal door opening through to the inner hallway.

From the inner hallway there is an airing cupboard housing the immersion hot water cylinder, along with access to loft space via a pull-down ladder. Internal doors lead off to the two double bedrooms and shower room. The principal bedroom is positioned to the rear aspect of the bungalow and features a comprehensive range of built-in double wardrobes and drawers with overhead storage cupboards, along with a UPVC double glazed window overlooking the rear garden. Alongside this is a further double bedroom, also positioned to the rear, having UPVC double glazed windows to both side and rear aspects, and radiator.

The shower room is fitted with a three-piece suite comprising a low-level WC, pedestal hand wash basin, and corner shower enclosure with complementary wall tiling and electric shower. A UPVC double glazed window sits to the side elevation and the room is completed with a radiator.

Outside, the property is approached via shared driveway access which leads to the private side driveway, providing off-road parking to the front of the bungalow. A side gated access leads to the rear of the home where the property enjoys an extensive mature rear garden, offering excellent potential but requiring moderate cultivation and improvement.

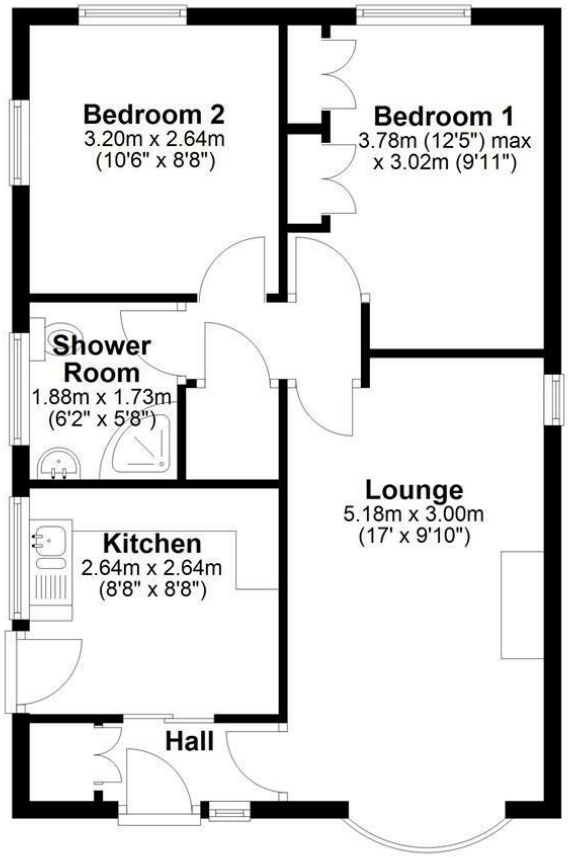
Tutbury is a highly regarded village location offering a charming range of amenities including traditional public houses, boutique-style shops and everyday conveniences, making this an appealing opportunity for purchasers seeking a bungalow setting within a popular and established community. Viewings of the property are strictly by prior appointment.

Move With Us
This property is being marketed on behalf of a third-party marketing company, “Move With Us” you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company’s compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

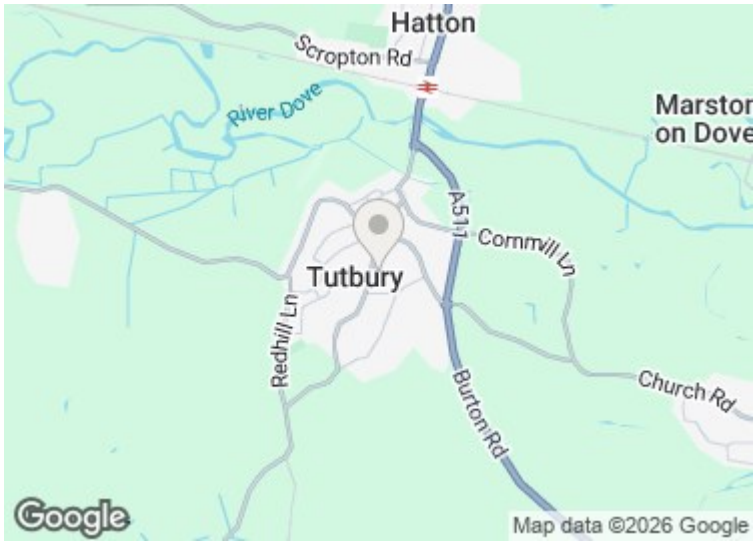
Property construction: Standard
The property has internal loft foam insulation, this can cause issues with obtaining mortgage finance on the property. Therefore we recommend cash purchase.
Parking: Drive (with shared access)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: C
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
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure

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.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
Draft details awaiting vendor approval and subject to change,

Ground Floor



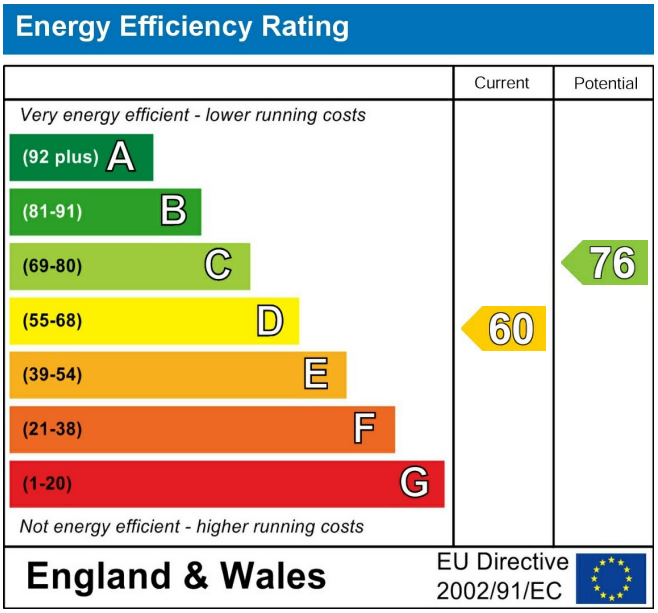
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band C

Freehold



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From October 2026 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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