



Burton Road, Tutbury, Tutbury, DE13 9NF

Nicholas
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£640,000

A distinctive architect-designed family residence set behind electric gates in the heart of historic Tutbury. This beautifully appointed home offers spacious and flexible accommodation finished to an exceptional standard throughout. The ground floor features a welcoming hallway, elegant lounge with log-burning stove, a stunning open-plan dining kitchen with granite worktops, AGA and integrated appliances, and a versatile dining room with bi-fold doors to the garden. Additional ground floor rooms include a study, utility room, cloakroom, and access to an optional self-contained annex.

The galleried landing leads to a luxurious master suite with Juliet balcony, vaulted ceiling, dressing area and en-suite, alongside two further double bedrooms and a stylish period style family bathroom. The annex can be accessed via its own staircase and provides a fourth double bedroom with en-suite, ideal for guests, extended family, or home working.

Outside, the property enjoys a private plot with extensive block-paved driveway, double garage, and a beautifully landscaped rear garden with patio and mature trees. Situated on a private road within walking distance of village shops, pubs, and Tutbury Castle, with excellent transport links via the A50 and A38.



THE ACCOMMODATION

An individually architect-designed family residence nestled within the historic and highly sought-after village of Tutbury. Set back from the road behind elegant wrought iron electric gates, this striking home offers exceptional privacy and character. It is approached via a solid oak open porch with glazed entrance door and matching side panels, opening into a welcoming reception hallway with ceramic tiled flooring, inset ceiling spotlights and two useful built-in cloak cupboards. A feature oak staircase with balustrade rises to the first floor, and a guest cloakroom offers a white WC and hand wash basin.

To the front elevation is a beautifully appointed lounge where the focal point is a log-burning stove set within the corner on a glass hearth, complemented by double glazed windows to both front and side aspects. At the heart of the home lies the impressive open-plan dining kitchen, offering an extensive range of base cupboards and high-level wall units with granite preparation surfaces above. Integrated appliances include a built-in dishwasher, stainless steel oven, four-ring gas hob with extractor hood, and a pull-out larder unit. A gas-fired AGA is set within a feature chimney breast, providing both charm and supplementary cooking facilities. The kitchen flows seamlessly into the dining area, which offers flexibility as an additional sitting space, complete with bi-folding doors opening to the rear garden and a second log-burning stove set within a formal chimney breast with Adam-style surround.

A separate study enjoys full-height windows overlooking the garden, allowing natural light to pour in, and a well-fitted utility room provides ample appliance space, a ceramic sink with storage beneath, and further access to the garden. A side hallway connects the main house to the double garage and annexed accommodation.

The first floor provides a galleried landing with full-height front-facing picture window creating an ideal reading or seating area. The principal suite spans the rear of the home and features a high vaulted ceiling, a Juliet balcony overlooking the garden, decorative period radiators and a walk-through dressing area. A beautifully styled en-suite offers a three-piece suite with walk-in double shower, twin shower heads, pedestal basin, WC and heated towel rail. Two further double bedrooms are located within the main house, both to the front one with a walk-in wardrobe. The main house accommodation is served by a stylish family bathroom with panelled bath, twin-head Victorian-style shower over, WC, pedestal basin and heated towel radiator.

The property also offers a versatile optional annex which can be accessed independently or internally via a staircase from the kitchen. This space comprises a further generous double bedroom living space, with skylight and feature circular window, radiator and a private en-suite shower room with WC, corner shower enclosure, hand wash basin, heated towel radiator and shaver point, ideal for multigenerational living or guest accommodation.

Externally, The Sycamores enjoys a private position on a no-through road(for residents only). The gated entrance opens onto a generous block-paved driveway offering extensive off-road parking, leading to the integral double garage with twin electric roller doors. The garage also houses the gas-fired central heating boiler and pressurised hot water system, with access to the rear garden. The delightful rear garden itself is laid mainly to lawn with a paved patio, raised flowerbeds and mature trees creating a delightful backdrop, with double gates at the rear providing additional optional parking.

The home benefits from gas central heating throughout, with underfloor heating to the ground floor, and has been completed to a high specification with quality fixtures and fittings throughout. Located just moments from the heart of Tutbury, a charming village steeped in history, the property is within easy reach of a variety of independent shops, village pubs and local amenities, as well as excellent transport links via the nearby A50 and A38.

ENTRANCE HALL

4.90m x 2.39m (16'1 x 7'10)

CLOAKS WC

LOUNGE

4.47m x 4.45m (14'8" x 14'7")

STUDY

3.30m x 2.54m (10'10 x 8'4)

DINING ROOM

4.75m x 4.04m (15'7" x 13'3")

KITCHEN DINER

5.18 x 3.91 (17'0" x 12'10")

UTILITY ROOM

3.33m x 1.83m (10'11 x 6'0)

FIRST FLOOR LANDING

5.72m x 2.36m (18'9 x 7'9)

MASTER SUITE

4.70m x 4.04m (15'5 x 13'3)

DRESSING AREA

2.72m x 1.68m (8'11 x 5'6)

EN SUITE

3.30m max x 3.15m max (10'10 max x 10'4 max)

BEDROOM THREE

4.14m max x 3.91m max (13'7 max x 12'10 max)

BEDROOM FOUR

4.39m x 2.90m (14'5 x 9'6)

FAMILY BATHROOM

3.33m x 2.62m (10'11 x 8'7)

OPTIONAL ANNEX

BEDROOM TWO

5.79m max x 5.59m max (19'0 max x 18'4 max)

EN SUITE

2.57m x 2.24m (8'5 x 7'4)

DOUBLE GARAGE

5.79m x 5.59m (19'0 x 18'4)

REAR GARDENS & DRIVEWAY

Draft details Awaiting vendor approval.

Property construction: Standard

Parking: Driveway located off shared access road (with possible shared responsibility)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic Tank

Heating: Mains Gas

Council Tax Band: F

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

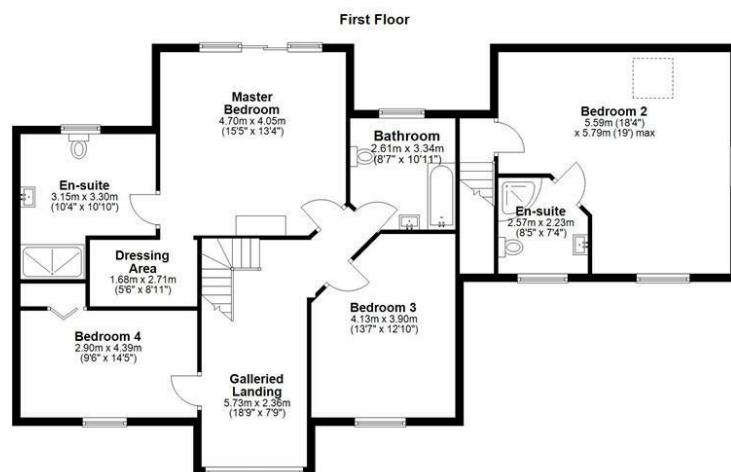
An on-site management fee may apply to all modern or new developments. This sale is of deceased estate therefore limited information available from the vendors, any questions relating to the property shall be answered throughout the legal process with the families appointed conveyancer, please ensure you are satisfied with any additional costs that could be incurred in relation to up keep of the shared access areas.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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.

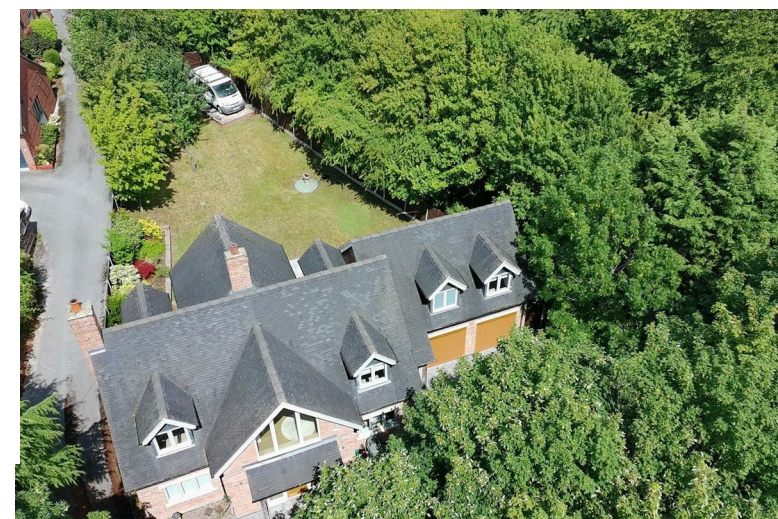








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Energy Efficiency Rating

	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 F

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, Branston 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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