





**Tutbury Road, Burton-On-Trent, DE13 0AL**

**Asking Price £425,000**

Open House
estate agents





## Tutbury Road, Burton-On-Trent, DE13 0AL

## Asking Price £425,000

Occupying an impressive garden plot of approximately 0.36 acres, this charming 1930s detached bungalow offers an excellent combination of space, character and future potential. Beautifully maintained and ready to move into, the property also provides an exciting opportunity for buyers looking to modernise or extend, subject to the necessary planning permissions. With generous gardens, extensive parking, versatile accommodation and no upward chain, this is a rare opportunity in a desirable Burton-on-Trent location.

Entrance Hall
The property is entered via an enclosed porch leading into a welcoming central hallway with useful built-in storage cupboards, providing access to the principal accommodation.

Living Room
A particularly spacious and light-filled reception room positioned to the rear of the property, enjoying lovely views across the garden. A feature fireplace creates an attractive focal point, making this a comfortable space to relax throughout the year.

Breakfast Kitchen
The breakfast kitchen is fitted with a range of wall and base units, integrated double oven, hob and dishwasher, with space for a breakfast table. Dual aspect windows provide plenty of natural light, while a door leads directly into the sunroom.

Sunroom
A pleasant additional reception space overlooking the rear garden, ideal for relaxing, entertaining or enjoying








the changing seasons.

Utility Room
Located off the sunroom, the utility provides further appliance space, additional storage and access to the loft.

Bedrooms
The bungalow offers a flexible layout with two generous double bedrooms positioned to the front of the property, both benefiting from fitted wardrobes and attractive bay windows.

The third bedroom is currently utilised as a dining room, creating a versatile space that could equally serve as a guest bedroom, home office or additional sitting room depending on individual requirements.

Bathroom
The bathroom is well appointed with both a bath and separate shower enclosure, wash hand basin and WC.

Outside
One of the property's standout features is its substantial plot of approximately 0.36 acres. The front offers a generous driveway and lawned garden, with gated side access leading to an excellent detached garage complete with WC and separate garden store, making it ideal for vehicle enthusiasts, hobbyists or workshop use.

The rear garden is exceptionally generous, predominantly laid to lawn with a paved seating terrace immediately behind the bungalow, creating an ideal space for outdoor entertaining. A greenhouse, additional detached prefab garage and outbuilding are positioned towards the rear of the garden, offering excellent storage or potential for a variety of uses.

Please note there is currently no vehicle access to the rear garage.

Location
Situated on the ever-popular Tutbury Road, the property enjoys a well-established non-estate setting with excellent access to Burton upon Trent town centre, local amenities, schools, countryside walks and transport links including the A38 and A50, making it ideal for commuters.

Additional Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority Area: East Staffordshire Borough Council

Planning permission has been granted for development on adjoining land, which will enhance the surrounding area. Further information is available via the East Staffordshire Borough Council Planning Portal.

Anti Money Laundering Regulations: In accordance with The Money Laundering Regulations 2003, prospective purchasers will be required to provide identification documentation during the purchasing process.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they do not constitute any part of an offer or contract. All measurements, floor plans and descriptions are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves by inspection or otherwise.





















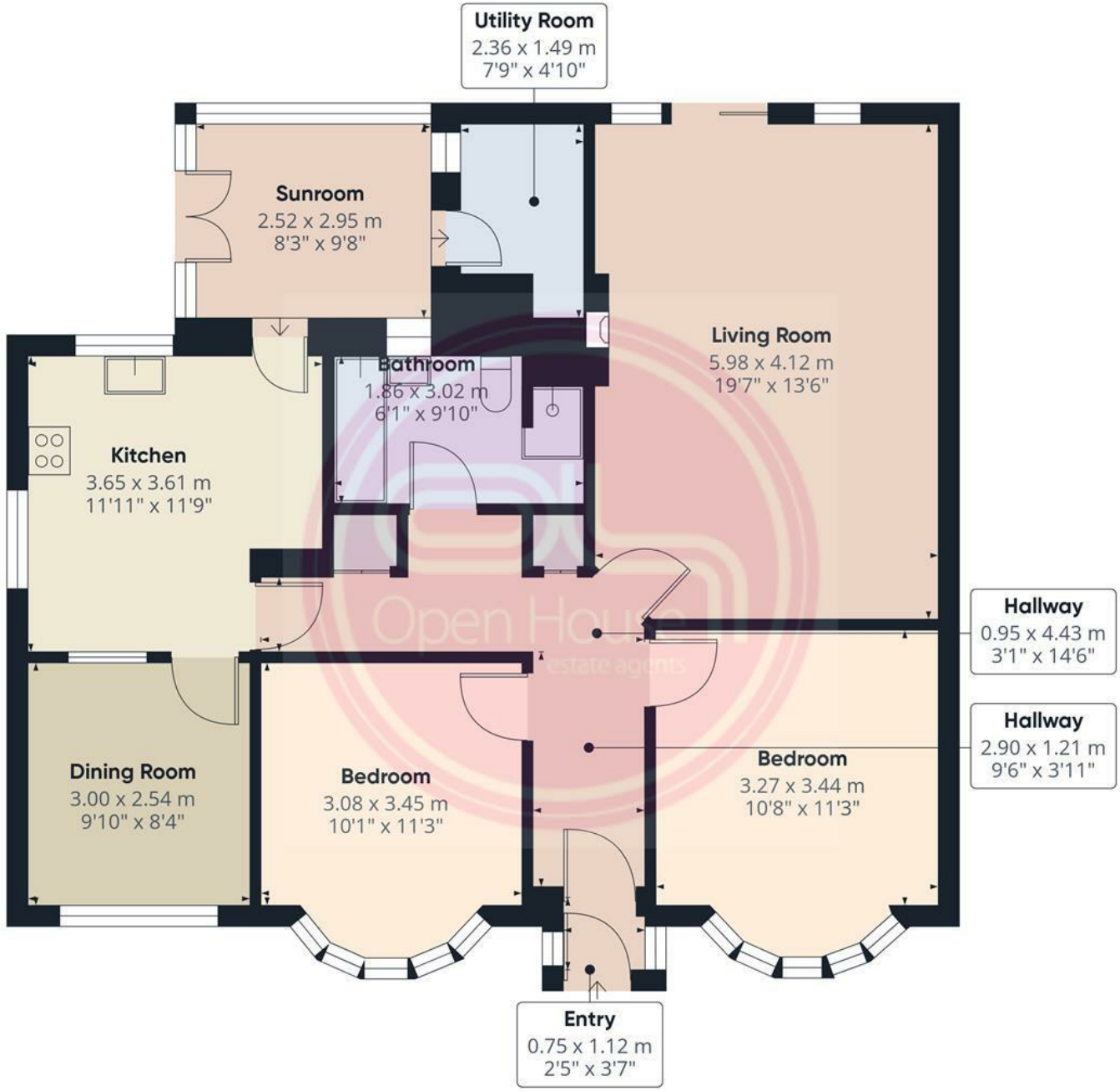











**GLA**[1]

105.96 m²

1140.51 ft²

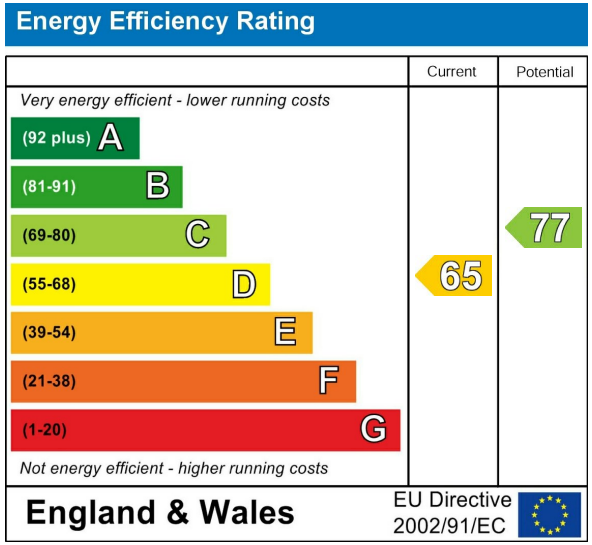
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFOMANCE CERTIFICATE




## LOCAL AUTHORITY
East Staffordshire

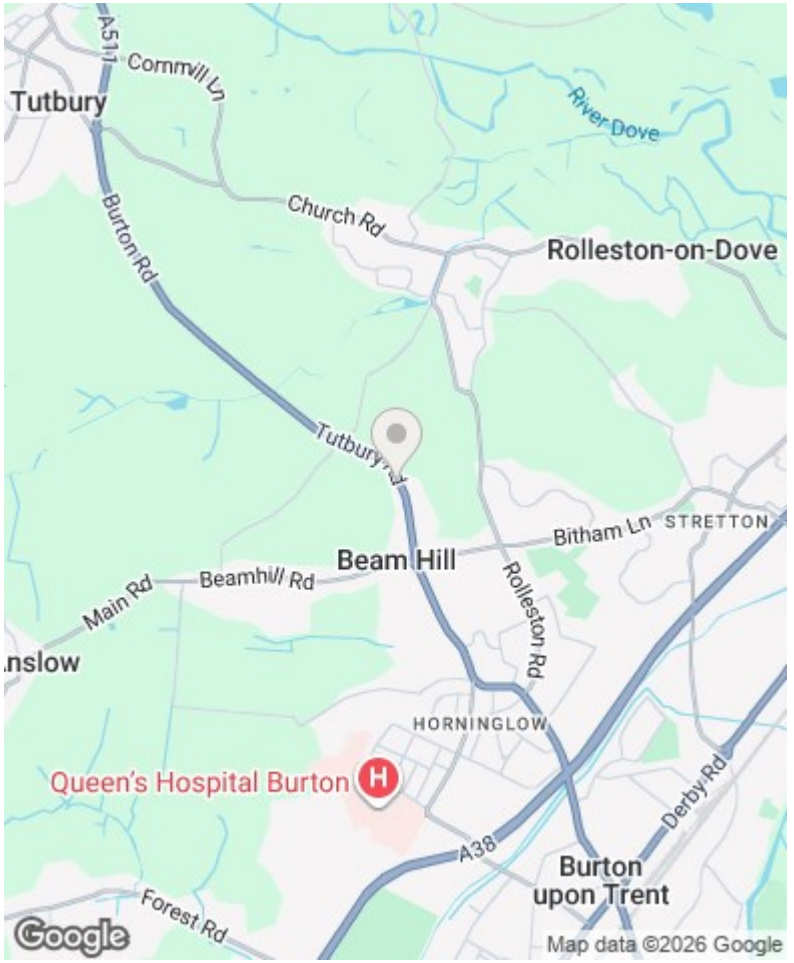
## TENURE
Freehold

## COUNCIL TAX BAND
D

## VIEWINGS
By prior appointment only

## PROPERTY SUMMARY

- Huge 0.36 acre garden plot (approx.)
- No upward chain
- Superb detached garage with WC and separate garden store
- Additional detached garage and outbuilding to the rear of the garden
- Spacious living room overlooking the rear garden
- Breakfast kitchen with adjoining sunroom and separate utility room
- Flexible two/three bedroom layout
- Sought-after location
- Attractive 1930s detached bungalow




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