

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 45 Primrose Drive

Tutbury, Burton Upon Trent, Staffordshire DE13 9LQ



**A beautifully presented three bedroom detached home with echoes of the Georgian period, situated in this most popular village location of Tutbury.**

- Beautifully presented throughout • Detached garage with private driveway for several vehicles
  - Corner plot • Fully enclosed rear garden
- Entrance hall and lounge with french doors out to the garden • Lovely dining kitchen, utility and guest cloakroom
  - Superbly presented master bedroom with fitted wardrobes and en-suite
    - Two further bedrooms • Well appointed family bathroom
    - **VIEWING ESSENTIAL** •

**Price £275,000**



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## GENERAL INFORMATION

### THE PROPERTY

A beautifully presented three bedroom detached residence situated on this most popular development in the favoured village of Tutbury. Having echoes of the Georgian period with sash style double glazed windows and wonderful high ceilings, this lovely home boasts its own private drive with a detached garage, all set on a corner plot.

The accommodation in brief comprises of entrance hallway with cloaks cupboard, stairs off to the first floor and doors opening into the dual aspect lounge with French doors out into the garden. There is a superbly equipped fitted kitchen with dining area and a very useful under-stairs storage cupboard. A door leads off to the utility area having a door to the garden and a further door into the guest cloakroom.

At the first floor is a semi-galleried landing leading to a master bedroom room with attractive fitted wardrobes and an en-suite shower room with dual-head shower. There are two further bedrooms and a well-appointed family bathroom.

Outside, the rear garden is fully enclosed predominantly by a wall but also with fencing and is laid to lawn with recently planted trees and shrubs to add extra privacy as they mature.

### LOCATION

Tutbury is a favoured and popular village location with its pretty period High Street offering cafés,

boutique style shops, bars, post office and florist. The village is served by a doctors, dentist, good primary school, church and bus service. In the nearby village of Hatton are supermarkets, butchers and a train station.

### ACCOMMODATION

#### **FRONT ENTRANCE DOOR**

Provides access to:

#### **HALLWAY**

Having radiator, ceiling light point, smoke alarm, stairs to first floor landing, useful storage cupboard, door to dining kitchen and further door to:

#### **LOUNGE 3.23m x 5.52m (10'7" x 18'1")**

A dual aspect room with window to front and french doors leading out to the rear garden. Radiator and ceiling light point.

#### **DINING KITCHEN 3.24m x 4.46m (10'8" x 14'8")**

Fitted with a range of base cupboards and drawer units with a matching range of wall mounted cabinets over. Attractive worktops are inset with a one and a quarter sink and side drainer with mixer tap over plus a four ring AEG gas hob with splash-back and extractor hood over. Integrated AEG single oven, fridge/freezer and dishwasher. Ample space for dining furniture, window to front aspect, further window to side aspect, ceiling light point, recess ceiling downlights, radiator, useful under-stairs storage cupboard and door to:



#### **UTILITY ROOM 1.09m x 2.24m (3'7" x 7'4")**

With cupboard housing the domestic hot water and central heating boiler, plumbing for washing machine, further storage space, door to rear garden and further door to:

#### **GUEST CLOAKROOM 1.09m x 2.07m (3'7" x 6'9")**

Fitted with a w.c and pedestal wash hand basin with mixer tap and tiled surround. Radiator, ceiling light point and obscure window to rear aspect.

#### **FIRST FLOOR ACCOMMODATION**

##### **SEMI-GALLERIED LANDING**

With window overlooking the rear garden, useful over-stairs storage cupboard, ceiling light point, smoke alarm, radiator and doors leading off.

#### **MASTER BEDROOM 3.29m x 3.68m (10'10" x 12'1")**

With window to front aspect, ceiling light point, radiator, built-in wardrobes in walnut effect with mirrored fronts. Door to:

#### **EN-SUITE 2.17m x 1.16m (7'1" x 3'10")**

Fitted with a large shower enclosure with glazed side screen and dual-heads, pedestal wash hand basin and w.c. Tiled surrounds, obscure window to front aspect, chrome heated towel rail and recess ceiling down-lights.

#### **BEDROOM TWO 3.64m x 3.17m (11'11" x 10'5")**

With window to front aspect, radiator and ceiling light point.

#### **BEDROOM THREE 2.25m x 2.46m (7'5" x 8'1")**

With window to rear aspect, radiator and ceiling light

point.

#### **FAMILY BATHROOM 1.94m x 1.9m (6'4" x 6'3")**

Fitted with a panelled bath with shower over and glazed side screen, pedestal wash hand basin and w.c. Tiled surrounds, recess ceiling down-lights, obscure window to rear aspect and chrome heated towel rail.

#### **OUTSIDE AND GARDENS**

The property sits back behind a small fore garden with herbaceous borders and pathway leading to the front door.

To the side of the property is a driveway providing parking and giving access to a detached single garage with up and over door, power and light.

The rear garden is fully enclosed with a lawn and patio area, outside tap and light.

#### **TENURE**

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### **COUNCIL TAX BAND**

East Staffordshire Borough Council - Band D

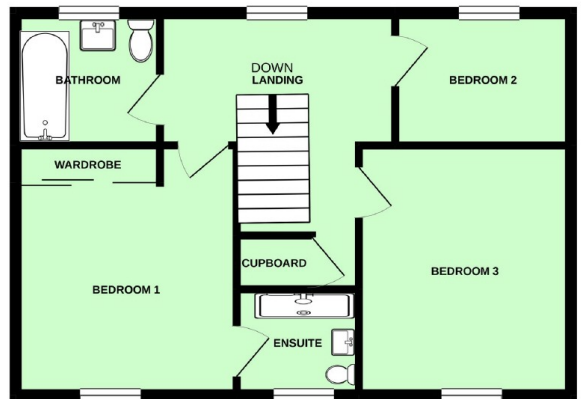
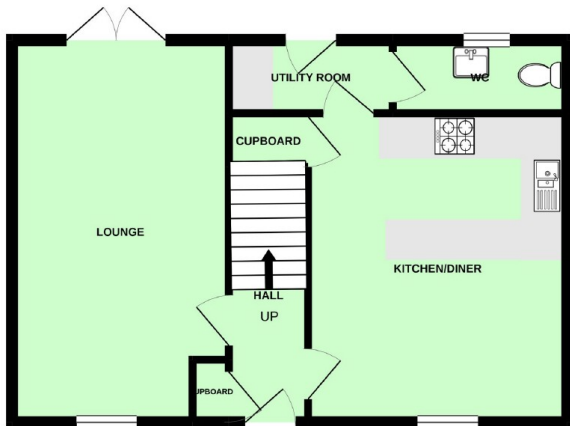
#### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW February 2021)/A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.  
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**ASHBOURNE**  
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**WIRKSWORTH**

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