River View
Little Bridge
Tutbury
Burton Upon Trent
Staffordshire
DE13 9LW

Price

- Sealed unit double glazing and gas fired central heating
- Entrance hall and guest cloakroom
- Dual aspect lounge
- Open plan family living/dining kitchen
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Double width driveway and garage with utility area
- Private rear garden
- VIEWING ESSENTIAL

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION

THE PROPERTY

Set within an exclusive development of just five property's is this superbly positioned family residence. The property benefits from gas central heating, sealed unit double glazing, and in brief comprises of an entrance hall, guest cloakroom, dual aspect lounge with french door offering views over the garden to the rear. There is a recently renovated, open plan family living/dining kitchen with oak worktops and bi -fold doors giving access to the garden, a door also leads to the garage with utility area. The first-floor landing offers access to a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Outside, to the front of the property there is a double width driveway providing ample off-road car parking and in turn leads to a garage. To the rear of the property there is a private garden with patio area and lawn.

LOCATION

Little Bridge is a select development of just five properties situated on the outskirts of the sought-after village of Tutbury, famous for its castle. Its location is within easy reach of pleasant walks in surrounding open countryside. A full range of amenities are readily available on foot along the High Street, these include a selection of shops, cafés, restaurants, village inns and boutique style gift shops. The village also benefits from a reputable primary school, doctors, chemist and dentist, as well as a regular bus service. Tutbury is within reach of an excellent range of large employers including Nestle, JCB, Rolls Royce and Toyota. It also offers easy access to nearby transport links to the A38 and A50 leading to the further motorway network. Neighbouring Hatton also offers a train station.

ACCOMMODATION

FRONT ENTRANCE DOOR
Provides access to:

HALLWAY
6'0" x 9'6"
With door to lounge, wide opening to the kitchen and further door to:

GUEST CLOAKROOM
2'7" x 4'10"
Fitted with a w.c., wall mounted wash hand basin with attractive wood panelling to walls, obscure window to front aspect, radiator and ceiling light point.

LOUNGE
12'1" x 17'0"
A dual aspect room having french door with glazed side panels leading out onto the rear garden and a window to the front aspect. The focal point of the room is a stone composite fire surround with hearth. Ceiling light point and radiator.

OPEN PLAN FAMILY LIVING/DINING KITCHEN
Incorporating:

KITCHEN AREA
15'11" x 16'9"
Fitted with an attractive range of shaker style base units with contrasting wall mounted cabinets plus glass display units over. Solid oak worktops with matching up-stands are inset with a one and a quarter bowl porcelain sink with mixer tap over. Space for a Range style cooker with glass splash-back and stainless steel extractor hood over. Integrated appliances include a microwave, dishwasher and wine fridge. Space for fridge/freezer. Recess ceiling down-lights, window to front aspect, contemporary style radiator, attractive flooring, contemporary style oak and glass staircase to first floor with under-stairs storage cupboard. Door to garage.

DINING & FAMILY AREA
11'2" x 8'10"
Having bi-fold doors providing access to the rear garden, Velux style window, recess ceiling down-lights and attractive flooring.

FIRST FLOOR ACCOMMODATION

LANDING
With two windows to rear aspect, cupboard housing the domestic hot water tank, and doors leading off.

MASTER BEDROOM
12'2" x 12'4" max
With window to front aspect, radiator, ceiling light point and two double built-in wardrobes providing hanging space and shelving. Door to:

EN-SUITE SHOWER ROOM
4'6" x 8'4"
Fitted with a large fully tiled shower enclosure, vanity unit with wash hand basin inset and w.c. Tiled surrounds, chrome heated towel rail, recess ceiling down-lights and window to rear aspect.

BEDROOM TWO
9'1" x 12'3"
With window to front aspect, radiator, ceiling light point and a built-in double wardrobe providing hanging space and shelving.

BEDROOM THREE
8'10" x 10'9" min
With window to front aspect, radiator, ceiling light point and loft access point.

BEDROOM FOUR
8'8" x 13'7"
With window to front aspect, radiator and ceiling light point.

FAMILY BATHROOM
5'6" x 7'3"
Fitted with a panelled bath with mixer tap/shower attachment over, pedestal wash hand basin and w.c. Heated towel rail, obscure window to rear aspect and tiled surrounds.

OUTSIDE AND GARDENS

The property sits behind a private driveway which services the four other property's and gives access to the block paved double width driveway of the house itself. This turn gives access to the garage and there is also an adjacent lawn.

GARAGE
7'7" x 19'2"
With up and over door. Door and window to rear garden. Power and lighting. Utility area with base cupboard, worktop over inset with a stainless steel sink, plumbing for washing machine and wall mounted cabinets over.

The private rear garden is fully enclosed and incorporates a patio area and lawn.

AGENTS NOTE

Our client advises us that as owners of the properties, one party becomes a director of the developments management committee and the current charges for the maintenance of the private driveway and grass cutting of the communal areas is £40.00 per calendar month. Should you proceed with the purchase of this property these details must be verified by your solicitor.

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.

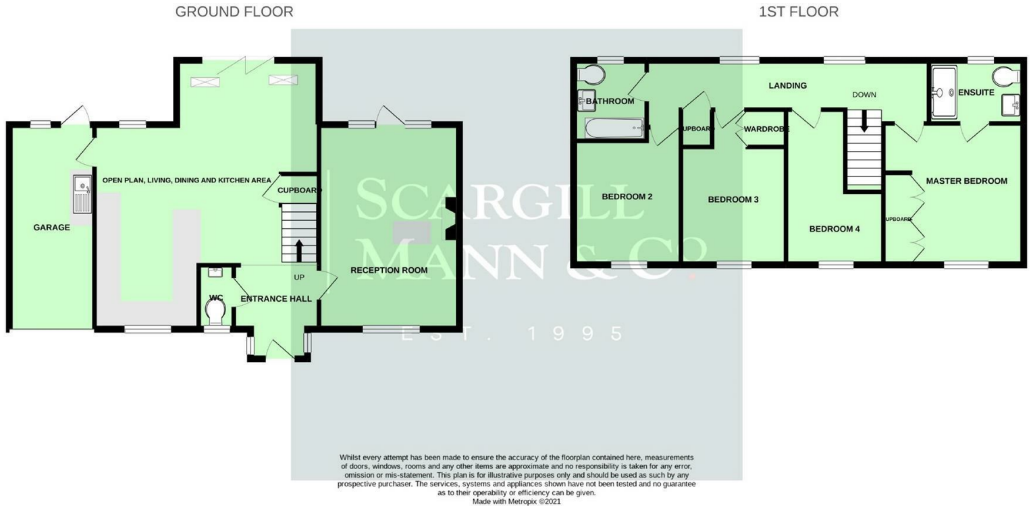
COUNCIL TAX BAND

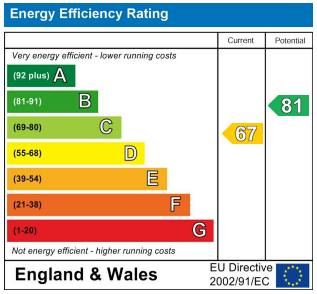
East Staffordshire Borough Council - Band E

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW October 2021)/A/January 2022/B/C

CONDITIONS OF SALE
These particulars are thought to be materially correct though their accuracy is not guaranteed and





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