

SCARGILL MANN & CO.

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7 Church Street

Tutbury, Burton Upon Trent, Staffordshire DE13 9JE



A superbly presented Edwardian villa with appealing period features, situated in the heart of the historic village of Tutbury.

- Many period features • Beautifully presented throughout
- Entrance hall • Two reception rooms • Modern fitted kitchen
- Three bedrooms • Modern fitted bathroom to first floor
 - Rear courtyard • Further terraced garden
 - Great location in the village
 - **VIEWING RECOMMENDED** •

Price £229,950



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

This well positioned palisaded three-bedroom Edwardian residence comes to the market with a host of period features and is superbly located in the heart of the village. The property features lovely period Minton style flooring in the hall, pine doors, period style windows, and period style fireplaces.

The pedestrian approach leads to the period style front doors which opens into a lovely hallway with Minton tiled flooring with doors leading off to the charming sitting room with its lovely bay window looking out over the village, and log burner. There is a dining room with engineered oak flooring, and period style pine cupboard, a modern fitted kitchen with quarry tiled flooring, oak counter tops, and a range of integrated appliances. To the first floor is a spacious landing area with a loft access point, giving access to a very useful loft storage room. Three lovely bedrooms, the second bedroom having views of the Church and an ornamental period style fire surround. There is also a modern fitted bathroom.

Outside, to the front is an attractive fore-garden. To the rear is an enclosed blue brick paved courtyard, with a gate leading off to storage brick outhouses and steps up to a terraced rear garden, which runs across the back of the properties and could become a stunning place to enjoy the views over the church once developed.

LOCATION

Tutbury is a lovely sought-after village with its famous castle ruins, charming period architect, lovely High Street full of boutique style shops, cafés, beauty salon, hairdressers, post office, florist, bars, and restaurants. The village is well served by a good primary school, doctors, dentist, church and chemist. In the nearby village of Hatton is a train station, supermarkets, and butchers.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

HALLWAY

Having lovely period Minton tiled flooring, stairs off to the first floor and pine doors opening into:

SITTING ROOM 4.01m x 3.41m (13'2" x 11'2")

Please note the measurements are taken into the bay window and recesses adjacent to the chimney breast. A charming room with attractive cornice, a lovely bay window to the front aspect, a log burner set within a period style surround with tiled hearth, and attractive fitted cupboards recess with book shelving above. There is a radiator, ceiling and wall light points.

DINING ROOM 3.65m x 3.56m (12'0" x 11'8")

A lovely light room with a window looking out into the courtyard, engineered oak flooring, chimney recess and an original pine cupboard. A door opens into:

MODERN FITTED KITCHEN 3.48m x 2.0m (11'5" x 6'7")



Fitted with a good range of base cupboards and matching wall mounted cabinets. Oak worktops are inset with a stainless-steel sink and side drainer, and gas hob. Integrated appliances include a dishwasher, fridge, freezer and oven. There is recessed ceiling lighting, attractive tiled splash backs and windows looking out to the courtyard and rear. A door leads out into the courtyard and there is a useful under-stairs storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

The stairs rise to the first-floor landing area with the loft access point, which has a drop-down ladder that leads to a boarded loft area with a velux window. From the landing doors lead off to the bedrooms and bathroom.

BEDROOM ONE 3.40m x 3.40m (11'2" x 11'2")

Having a sash window to the front aspect offering views over Tutbury roof-tops. Ceiling light point and radiator.

BEDROOM TWO 3.67m x 2.36m (12'0" x 7'9")

Having a sash window to the rear aspect offering views over the church. Radiator, ceiling light point, an ornamental period style fire surround, and built-in wardrobes.

BEDROOM THREE 3.40m x 2.08m (11'2" x 6'10")

Currently being used as a home office and dressing room, and having a window to the front aspect, radiator and ceiling light point.

BATHROOM

Having a modern stylish suite with a p-shaped bath with shower over and glazed side screen, pedestal wash hand basin and w.c. There are attractive tiled surrounds, a window to the side aspect, recess ceiling lighting, a useful cupboard housing the domestic boiler, and chrome heated towel rail.

OUTSIDE AND GARDENS

A palisaded frontage is approached via communal steps leading up to a small attractive fore garden.

At the rear is a blue brick paved and enclosed courtyard, perfect for evening drinks and barbeque. A gate leads to a communal area with two brick built out-houses ideal for storage. Steps lead up to a good size terrace garden that has the potential to be developed into an attractive garden space with views of the Church.

AGENTS NOTE

Please note that bedroom three has a flying freehold over the adjacent property.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

VIEWING

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas 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 here have not been tested and no guarantee as to their quantity or efficiency can be given. (Map and Floorplan ©2021)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk