



14 Babbington Close
Tutbury
Burton Upon Trent
Staffordshire
DE13 9HX

Price
£249,950

- Entrance hall
- Through lounge/diner
- Fitted breakfast kitchen
- Guest cloakroom
- Four good size bedrooms
- Family bathroom
- Ample parking
- Garage
- Enclosed rear garden
- Views towards Tutbury Castle to the front

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

An extended four-bedroom semi-detached house offering views of the castle to the front of the property. Having ample parking to the front, the double glazed and gas centrally heated accommodation includes an entrance hall, lounge/diner with patio doors out to the rear garden, a fitted breakfast kitchen, guest cloakroom, and access to the integral garage. To the first floor are four good size bedrooms (three being double), and a family bathroom.

Outside, at the rear is a low maintenance tiered garden with patio, gravelled beds, shrubbed beds, and space for shed/and or greenhouse.

LOCATION

Tutbury is a sought-after village famous for its castle and attractive high street with its boutique style shops, cafés, and restaurants. There is good primary schooling in the village, a doctors, dentist, and church. In the nearby village of Hatton is a train station, supermarkets, and butchers.

ACCOMMODATION

FRONT ENTRANCE DOOR

Provides access to:

HALLWAY

1.37 x 1.42 (4'6" x 4'8")

Having stairs to first floor, ceiling light point, radiator, attractive wood effect flooring and door to:





OPEN PLAN LOUNGE/DINER

Incorporating:

LOUNGE AREA

4.32 x 3.51 (14'2" x 11'6")

Having window to front aspect, radiator, the focal point of the room is a feature fire surround with living flame effect gas fire inset. Ceiling light point, and wide opening to:

DINING AREA

2.08 x 3.42 (6'10" x 11'3")

Having ceiling light point, radiator, sliding patio doors leading out onto the rear patio area. Door to:

L-SHAPED BREAKFAST KITCHEN

4.45 x 4.11 (14'7" x 13'6")

Fitted with an extensive range of base cupboards and drawer units with a matching range of wall mounted cabinets over. Attractive wood effect worktops are inset with a one and a quarter stainless steel sink and side drainer with mixer tap over, plus a four ring gas hob with integrated oven beneath. There is space and plumbing for washing machine plus further space for a tumble dryer. The domestic hot water and central heating boiler is also housed here. There is ample space for fridge/freezer, plus ample space for dining table and chairs. Radiator, ceiling light points, windows overlooking the rear garden and a door leading out to the same. Door to:

INTEGRAL GARAGE

5.11 x 2.27 (16'9" x 7'5")

Having power, lighting, tri-fold timber doors to front, door to:

W.C.

Fitted with a w.c., wash hand basin with storage beneath, radiator, ceiling light point, and extractor fan.



FIRST FLOOR ACCOMMODATION

LANDING

Having loft access point, useful storage cupboard housing radiator and shelving. Further over-stairs storage cupboard, and doors leading off to:

BEDROOM ONE

2.47 x 4.44 (8'1" x 14'7")

With two windows to rear aspect offering views over the garden, radiator, ceiling light points, and stripped wooden flooring.

BEDROOM TWO

3.93 x 2.53 (12'11" x 8'4")

With window to rear aspect, radiator, ceiling light point, and a useful built-in wardrobe providing hanging space and shelving with sliding mirrored doors.

BEDROOM THREE

2.26 x 4.95 (7'5" x 16'3")

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

BEDROOM FOUR

3.19 x 2.52 (10'6" x 8'3")

With window to front aspect offering views towards Tutbury Castle. Radiator and ceiling light point.

FAMILY BATHROOM

1.79 x 1.82 (5'10" x 6'0")

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



OUTSIDE AND GARDENS

The property is set off a shared driveway with its own private driveway providing off road parking for up to three vehicles and giving access to the single integral garage.

At the rear is a low maintenance tiered garden with patio area, gravelled and shrubbed beds, and space for shed/and or greenhouse.

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 B

VIEWING

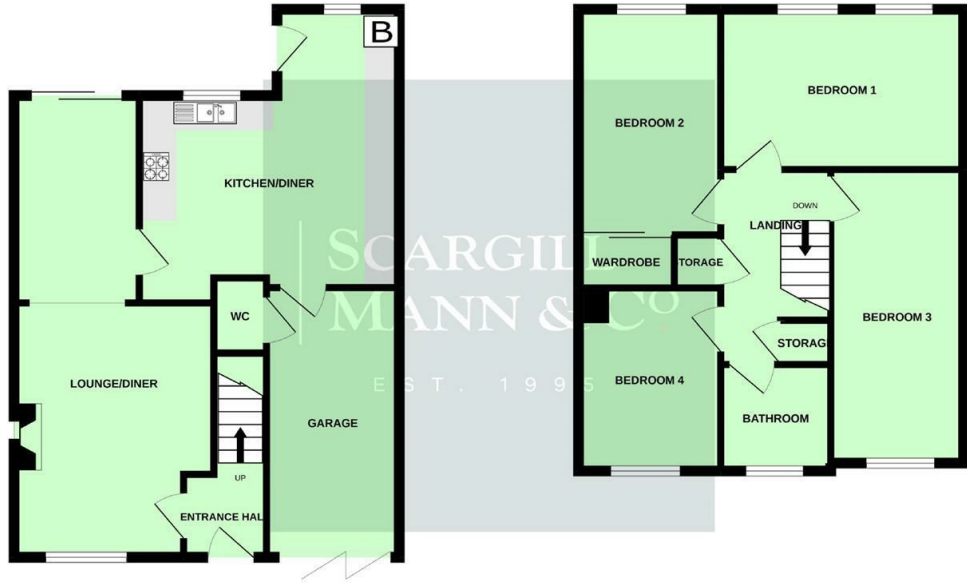
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW January 2022)/A

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.

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 plus) A			
(81-91) B			
(69-80) C		69	80
(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		

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