



Link House 9 Holts Lane off
Silk Mill Lane
Tutbury
Burton-On-Trent
Staffordshire
DE13 9LE

Price Guide

£309,950

- Close to the heart of this historic village
- Located just down from the old glassworks on Silk Mill Lane
- Individually designed with views of Tutbury Castle
- No upwards chain
- Three good size bedrooms
- Lounge and Dining room both having access out to the rear garden
- Fitted kitchen and guest cloakroom
- Bathroom with bath and separate shower enclosure
- Superb rear garden
- Detached brick built garage

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

An opportunity to acquire this individually designed detached residence, offered for sale with NO UPWARDS CHAIN. The property is well presented throughout with stunning views of the castle from the lounge, dining room and bedrooms one and two. This lovely property offers the three good size bedrooms, an excellent size dual aspect lounge with patio doors out into the garden, a lovely light dining room also with French doors out into the garden, a fitted kitchen and guest cloakroom. At the first floor are the three well proportioned bedrooms, perfect for a family and a spacious bathroom with bath and a separate shower enclosure. Outside is an ample drive that leads to a detached brick-built garage, a front lawn and an impressive rear garden with stunning views of the castle. Impressed? read on.

Offering gas centrally heated and double-glazed family accommodation, this individual property offers great kerb appeal with its block paved drive approach with lawn and shrubs and open porch inviting you into the hallway. Here you find a useful storage cupboard, doors to the lounge and kitchen and a further door opening into the guest cloakroom, with its contemporary wall mounted hand basin with glass tiled splashbacks and w.c. The lounge has three lovely features, the view of the castle, the view of the garden which is accessed via a sliding patio door out to the block paved terrace and an attractive Adam style fire surround with gas living flame effect fire. A door leads through to the dining room. This room too offers access out into the garden via French doors, there are stairs off to the first floor, ample space for table, chairs and dresser and an opening through to the fitted kitchen. The kitchen has attractive marble effect work tops with sub tiled surrounds and is fitted with a range of base cupboards and drawers with matching wall cabinets and glass display units. There is a porcelain sink and drainer with mixer tap over, space for a gas cooker, fridge, freezer, washing machine and dish washer. Windows look out to the front aspect and to the side drive aspect.

Stairs rise to the first-floor landing with a window looking out to the front aspect and an airing cupboard housing the domestic hot water and central heating boiler with ample space for linen storage and doors leading off to bedroom one. The views of the castle from the rear bedrooms are fabulous with this bedroom having a large built-in wardrobe offering ample hanging space and shelving, it is naturally decorated with radiator and ceiling light point. Bedroom two again at the rear with views of the garden, a built-in wardrobe with glass mirror sliding doors offering hanging space and shelving, a radiator and ceiling light point. Bedroom three is to the front aspect with a radiator and ceiling light point. Concluding the accommodation is a spacious bathroom with a panelled jacuzzi bath, separate shower enclosure with rain fall and handheld shower attachments, hand wash basin and W.C, there are attractive tiled surrounds, towel rail holder and an obscure window to the front aspect.





OUTSIDE

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A block paved driveway provides ample parking for vehicles and leads down the side of the house to a substantial brick-built garage with up and over door, power, light and personal access door to the side leading into the fully enclosed rear garden. Here the garden is a plethora of mature planting with trees, shrubs and flower beds. It is such a pretty garden with its paved patio areas, ample room for shed or greenhouse and a lovely summer house to enjoy the garden from. The backdrop to all this is the Tutbury Castle, a great space to entertain from or just while away a warm summers day.

LOCATION

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Tutbury is well known for its famous Castle and bustling High Street with charming period architecture and an excellent range of shops including cafés, antique shops, florists, restaurants and village inns. There are doctors, dentist, pharmacy and opticians. Tutbury also boasts an impressive church and reputable primary school and all within walking distance of the property. It also benefits from a regular bus service and neighbouring Hatton offers a train station and supermarkets.

ACCOMMODATION

HALL

2.07 x 1.64 (6'9" x 5'5")

CLOAKROOM

1.59 x 0.95 (5'3" x 3'1")

DUAL ASPECT LOUNGE

3.46 x 5.46 (11'4" x 17'11")

DINING ROOM

4.32 incorporating the stairs x 2.72 (14'2" incorporating the stairs x 8'11")

FITTED KITCHEN

3.30 max 2.54 min x 2.45 (10'10" max 8'4" min x 8'0")

BEDROOM ONE

3.55 x 2.87 (11'8" x 9'5")

BEDROOM TWO

3.37 x 2.75 (11'1" x 9'0")

BEDROOM THREE

2.43 x 2.71 (8'0" x 8'11")

BATHROOM

2.29 x 2.45 (7'6" x 8'0")

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

AGENTS NOTE

We advise all potential buyers to ensure they have read the

environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

The property has solar panels, details of which are required to be investigated.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2023)/DRAFT

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.

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TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.
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	79	83
(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	