



## 4 Hillcrest

Tutbury, Burton upon Trent, DE13 9JD

**Offers In The Region Of £250,000**



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### GENERAL INFORMATION

#### THE PROPERTY

This extended three-bedroom detached house in the village of Tutbury is offered for sale with NO UPWARD CHAIN and presents an excellent opportunity for those seeking a home with potential for remodelling and personalisation. The property boasts a hallway leading to a lounge, where an archway leads through to the dining area and opens up into a delightful rear sitting room, perfect for relaxing and looking out into the garden. The fitted kitchen provides a functional space with ample storage.

On the first floor, you will find three bedrooms, with a bathroom completing the upper level accommodation.

Externally, the property features a driveway at the front, providing parking. Large timber gates open to reveal a rear garden, offering a private outdoor retreat, along with a garage.

With gas central heating and double-glazed windows throughout, the property offers comfortable accommodation. It is a blank canvas, ready for you to make it your own. Don't miss the chance to explore the possibilities this delightful home has to offer.

#### LOCATION

The property's location in the popular village of Tutbury adds to its appeal. It is just a short way from an excellent range of local amenities, including doctors, dentists, opticians, and pharmacy. The picturesque old-world high street has boutique shops, bars and cafes, and green surroundings offer ample walking.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

3'2" x 5'2" (0.99m x 1.59m)

Has stairs off to first floor and door opening through to lounge.

#### LOUNGE

11'6" x 12'2" (3.53m x 3.71m)

Has a bow window to the front aspect, ornate coving to ceiling, ceiling light points, wall light points, radiator and feature fire surround with living flame gas fire inset, an arch way leads through to the dining area.

#### DINING AREA

7'3" x 10'3" (2.23m x 3.14m)

Has coving to ceiling, radiator, ceiling light point, useful under stairs storage cupboard and wide opening through to the rear sitting room.

#### SITTING ROOM

13'5" x 9'4" (4.10m x 2.87m)

Has a sliding patio door leading out onto the rear patio, a window looking out over the garden, a door giving access to the patio and a further door opening through to the fitted kitchen.

#### FITTED KITCHEN

7'0" x 11'2" (2.15m x 3.42m)

Has a window to the side aspect and is fitted with a good range of base cupboards, drawers and wall mounted cabinets, work tops incorporate a one and a quarter composite sink with mixer taps and a four ring gas hob, integrated appliances include an oven, fridge and space for washing machine, the domestic hot water and central heating Ideal boiler is housed here and there are tiled surrounds.

#### FIRST FLOOR

Stairs rise to:

#### LANDING

Has loft access point and doors leading off:

#### BEDROOM ONE

9'1" max x 11'9" min inc wardrobes (2.77m max x 3.59m min inc wardrobes)

Is fitted with wardrobes with over head cabinets, there are two windows to the front aspect, coving to ceiling, radiator and ceiling light point.

#### BEDROOM TWO

5'11" max x 4'1" min x 10'7" (1.81m max 1.27m min x 3.23m)

This room is currently used as a dressing room and is fitted with a range of built in wardrobes providing hanging space and shelving, a window looks out over the rear aspect, there is a radiator, coving to ceiling and ceiling light point.

#### BEDROOM THREE

8'8" max x 6'5" min x 6'9" (2.66m max 1.98m min x 2.07m)

Has a window to the rear aspect, radiator, coving to ceiling, ceiling light point and airing cupboard allowing for linen storage and housing the domestic hot water and central heating tank.

#### BATHROOM

6'3" x 5'4" to window (1.93m x 1.65m to window )

Is fitted with a panelled bath with mixer taps, there is an electric shower over with glazed screen, pedestal hand wash basin, W.C., there are tiled surrounds, obscure window to the side aspect, coving to ceiling, radiator and ceiling light point.

#### OUTSIDE

The property sits back off Hillcrest behind a Tarmacadam driveway which leads to a garage, there is a herbaceous border and to the rear is an enclosed garden, large paved patio area which is undercover, brick built garage and shaped lawn with herbaceous borders, Brick built garage with two windows.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

Tel: 01283548194

### TENURE

**FREEHOLD** - 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.

### CONSTRUCTION

Standard Brick Construction

### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier

### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

### BROAD BAND SPEEDS

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

### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

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

### CONDITION 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.

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024)  
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Road Map



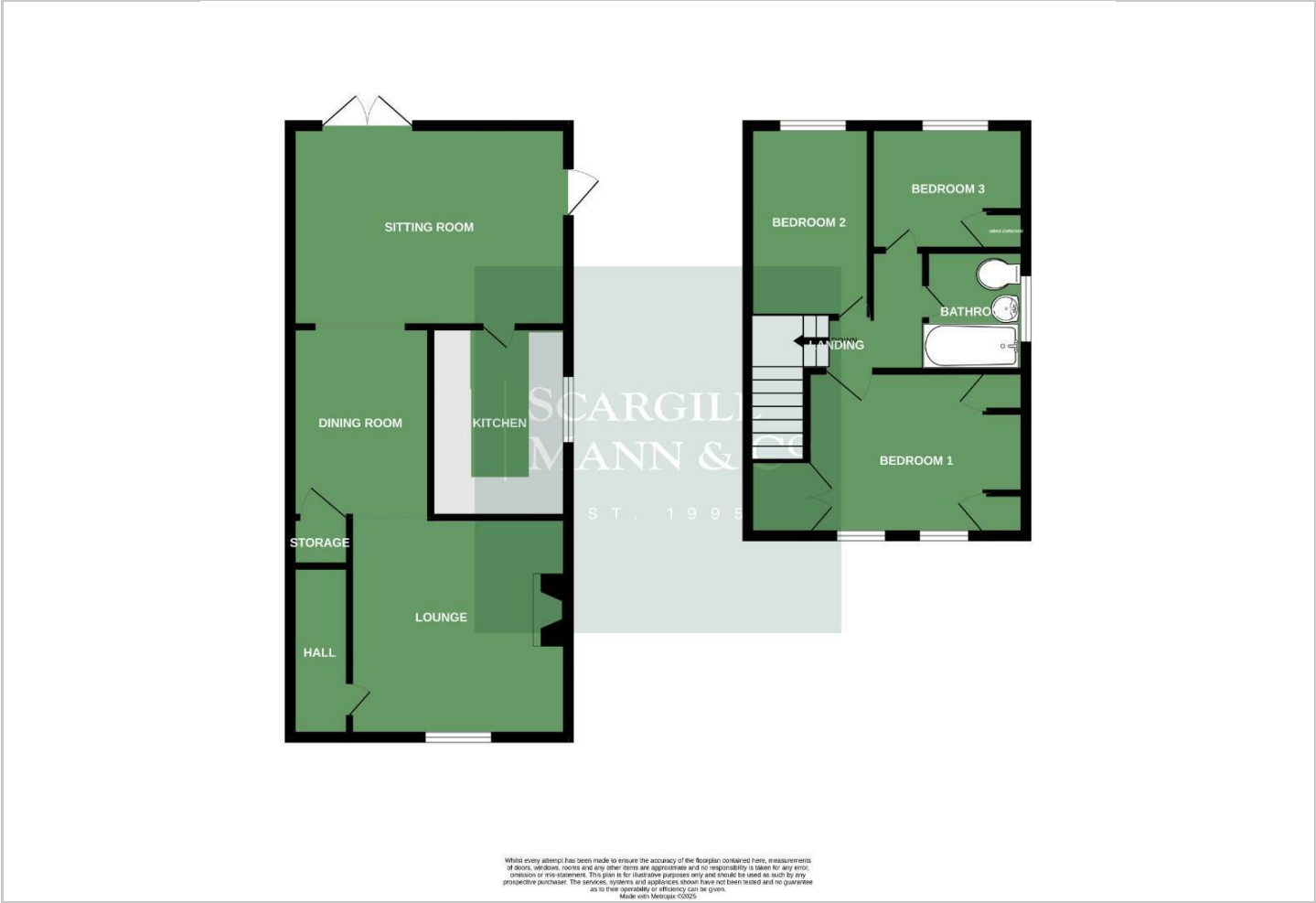
Hybrid Map



Terrain Map



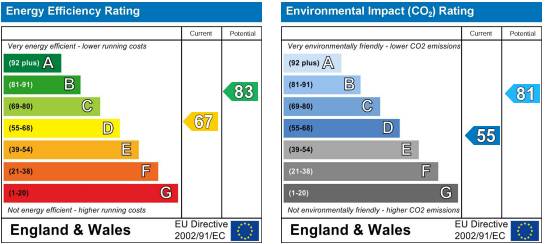
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.