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## 9 The Close

Tutbury, Burton-On-Trent, DE13 9JL

**Price £260,000**





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## THE PROPERTY

### GENERAL INFORMATION

Superbly positioned in the charming old village of Tutbury, this semi-detached house on The Close presents an exceptional opportunity for those seeking a delightful home with breathtaking views over Duchy land and the historic Castle. Offered for sale with no upward chain, this beautifully presented property is ready for you to move in and make it your own.

The accommodation is both inviting and practical, featuring a comfortable lounge at the front. The attractive fitted kitchen boasts a dining area and a breakfast bar, making it an ideal space for entertaining family and friends. From the dining area, doors lead into a spacious conservatory, offering stunning views of the garden and the picturesque Duchy landscape beyond.

Enhancing the functionality of the home is a well-fitted utility room and a convenient guest cloakroom.

On the first floor, you will find two generously sized double bedrooms, both equipped with fitted wardrobes, providing ample storage space. The stunning bathroom is a true highlight, featuring a roll-top bath and a separate shower, perfect for unwinding after a long day.

Outside, the property benefits from gardens to both the front and rear, providing a lovely outdoor space to enjoy. A service road at the rear allows access to a garage, further enhancing the convenience of this delightful home.

### LOCATION

Tutbury is a charming old village with a picturesque high street filled with independent boutique shops, bars, cafes and restaurants. The village has a post office, a doctor's surgery, a dentist, opticians and a pharmacy. There are lovely walks around the castle, a primary school and a church.

In the nearby village of Hatton are supermarkets, butchers and a train station.

For those looking to travel to Derby, Lichfield, Birmingham, Uttoxeter, and East Midlands airport, there are good transport links with the A50 and A38.

### HALLWAY

6'5" incorp the stairs x 10'7" (1.98m incorp the stairs x 3.23m)

Having stairs off to the first floor, a useful understairs storage cupboard and a door into the Lounge

### LOUNGE

10'10" into chimney breast x 13'4" (3.31m into chimney breast x 4.07m)

Having a bow window to the front aspect, coving to the ceiling, feature fire surround, a radiator and a door opening into the dining kitchen

### DINING KITCHEN

17'9" x 11'6" to patio doors (5.42m x 3.53m to patio doors)

This lovely fitted kitchen has a range of base cupboards with worktops over that extend to create a breakfast bar and are inset with a composite one-and-a-quarter sink and side drainer. There are matching wall-mounted cabinets and

glass display units. There is space for a multi-fuel range cooker, an American-style fridge freezer and a slimline dishwasher. There is space for a table and chairs. Patio doors lead into the conservatory, and a further door opens into the utility area.

### CONSERVATORY

16'6" x 7'1" (5.03m x 2.17m)

Has power, a radiator and sliding patio doors that open out into the garden and lovely views over the surrounding countryside

### UTILITY

5'3" x 13'6" (1.61m x 4.13m )

This most useful space has doors leading out to the front and rear aspects, and is fitted with a coordinating range base cupboards and glass wall-mounted cabinets. Work tops are inset with a sink, there is space for a washing machine and a further door opens into the cloakroom

### CLOAKROOM

4'3" x 2'1" (1.31m x 0.66m )

Has a w.c., wall-mounted hand wash basin, a window to the rear aspect and attractive tiled surrounds

### LANDING

Stairs rise to the first-floor landing, which features a window to the side aspect, a loft access point, and bedrooms and a bathroom lead off.

### BEDROOM ONE

14'6" x 9'3" (4.42m x 2.83m)

Featuring a range of wardrobes with mirrored sliding doors, a window to the front aspect, a radiator and an opening into the over-stair cupboard.

### BEDROOM TWO

9'1" x 8'5" min (2.79m x 2.57m min )

Offering stunning views out over countryside, an extensive range of built in wardrobes with mirrored sliding doors, and radiator

### LOVELY BATHROOM

8'10" x 5'10" (2.71m x 1.80m)

This well-equipped bathroom offers a contemporary roll top bath, a separate shower with waterproof boarding, glazed screens, a waterfall and hand-held shower heads, a w.c., and a wall-mounted hand wash basin. There are bespoke shutters to the window, display alcoves with shelving, recessed ceiling downlights and tiled splashbacks.

### OUTSIDE

#### FRONT

The front of the property has a lawned frontage with shrubs and a paved path to the front and utility doors

#### REAR

The rear garden is a lovely feature, slightly elevated with views of the rolling countryside, a shaped lawn, a patio, and shrub borders. Steps lead down to the rear service road where a single garage with up-and-over door can be found.

Tel: 01283548194

## AGENTS NOTES

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

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

## 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.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

## CURRENT UTILITY SUPPLIERS

Gas - Mains

Electric - Mains

Water - Mains

Sewage - Mains

Broadband supplier

## 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/>

## 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/>

## 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025) DRAFT



Road Map



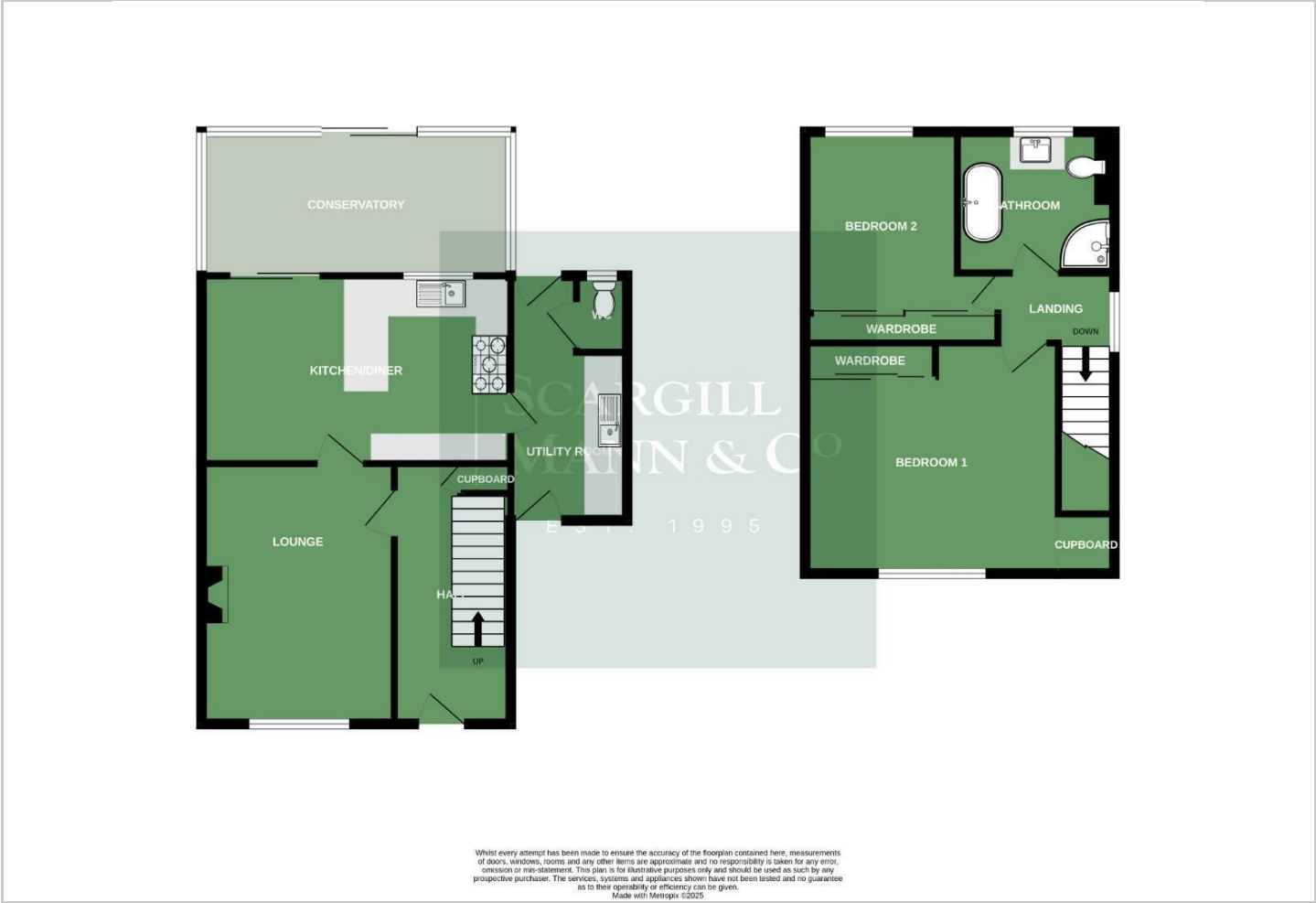
Hybrid Map



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.