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12 Chatsworth Drive

, Tutbury, DE13 9NS

**Price £255,000**





# 12 Chatsworth Drive

, Tutbury, DE13 9NS

## Price £255,000



### GENERAL INFORMATION

#### THE PROPERTY

Sitting on Chatsworth Drive in the charming village of Tutbury, this two-bedroom detached bungalow is now available for sale with no upward chain. Set within a superb plot, this property presents an excellent opportunity for those looking to create their dream home, with potential for extension and remodelling, subject to the necessary permissions.

As you enter the bungalow, you are welcomed by an entrance hallway that leads to a fitted kitchen. The lounge offers a comfortable space for relaxation, while the two well-proportioned bedrooms overlook the rear garden. The shower room is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the lovely views over the nearby castle, which can be enjoyed from the rear garden. The outdoor space is impressive, with a long driveway at the front that provides ample parking for multiple vehicles. The adjacent lawns on both sides enhance the property's curb appeal, while the generous rear garden, predominantly laid to lawn, offers a wonderful area for outdoor activities and entertaining.

This bungalow is a blank canvas for your imagination, making it an ideal choice for those seeking a village lifestyle. Don't miss the chance to view this property and explore the potential it holds.

#### LOCATION

Tutbury is a favoured village location with an old-world, pretty high street full of boutique shops, eateries, a flower shop and a post office. The village is well served with a good primary school, a doctor's surgery, a dentist, a pharmacy, a church and an optician.

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

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

8'3" x 3'1" (2.52m x 0.96m)

Has door to lounge, sliding door opening through to the kitchen, the domestic hot water and central heating boiler is housed here, radiator and ceiling light point.

#### LOUNGE

16'11" x 10'0" (5.17m x 3.07m)

Has a bow window to the front aspect, radiator, ceiling light point, coving to ceiling and a carved Adams style fireplace with living flame gas fire inset, door leads through to the rear lobby,

#### KITCHEN

8'6" x 8'2" to window (2.60m x 2.51m to window )

Has a window to the side aspect, door leading out to the drive and is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a four ring gas hob, sink and side drainer, there is provision for washing machine, built in double oven and fridge.

#### INNER LOBBY

Having doors off to bedrooms and shower room and a further door which opens up to the airing cupboard where the domestic hot water and central heating tank is housed but with ample space for linen storage.

#### BEDROOM ONE

10'0" x 12'4" to window (3.07m x 3.78m to window )

Having a window to the rear aspect, radiator, coving to ceiling and ceiling light point.

#### BEDROOM TWO

8'3" x 10'5" to window (2.54m x 3.18m to window)

Having a window to the rear aspect, radiator, coving to ceiling and ceiling light point.

#### SHOWER ROOM

6'5" x 5'1" (1.97m x 1.56m)

Has a fully tiled shower enclosure with glazed screen, pedestal hand wash basin, W.C., there are fully tiled walls, obscure window to the side aspect, radiator and ceiling light point.

#### OUTSIDE

The property sits back off Chatsworth Drive behind a long Tarmac driveway providing parking for several vehicles and leads to a garage with up and over door. The front garden is predominantly laid to lawn, a gate leads through to the rear garden which backs on to the school playing fields and is predominantly laid to lawn with mature herbaceous planting.

#### GARAGE

8'2" x 18'0" (2.51m x 5.51m)

Has up and over door, power and light.

#### AGENTS NOTES

Please be aware that this property adjoins a historic monument, which is the grassy mount to the right-hand side as you look at the property from the road.

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.

#### 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.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

#### CONSTRUCTION

Standard Brick Construction

#### 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.

Tel: 01283548194

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.

CURRENT UTILITY SUPPLIERS

- Gas
- Electric
- 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/>

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/>

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 08/2025) A



Road Map



Hybrid Map



Terrain Map



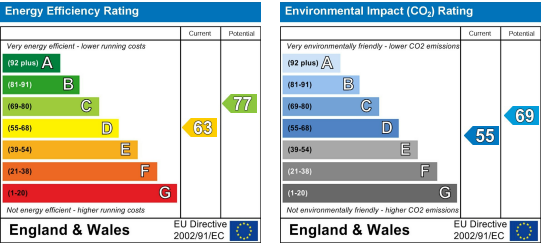
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.