



23 Lodge Hill
Tutbury
Burton-On-
Trent
DE13 9HF

Price £525,000

- NO CHAIN
- A SUPERB TRADITIONAL DETACHED FAMILY HOME
- LOVELY ORIGINAL OAK FLOORING IN THE HALL
- ORIGINAL OAK DOORS TO THE FIRST FLOOR
- SEPARATE DINING ROOM
- GOOD SIZE LOUNGE WITH VIEWS OVER THE GARDEN
- MODERN FITTED KITCHEN WITH AN ISLAND AND WALK-IN PANTRY
- CONSERVATORY AND THREE EXCELLENT DOUBLE BEDROOMS
- LOVELY BATHROOM WITH SEPARATE SHOWER AND BATH
- GENEROUS PLOT WITH TWO GARAGES, AMPLE PARKING AND VIEWS

GENERAL INFORMATION

THE PROPERTY

This charming, detached house is a true gem and is delightfully situated on the favoured Lodge Hill, Tutbury. With two reception rooms and three generous double bedrooms, this property offers ample space for a growing family. However, there is further scope to be extended should this be required, subject to the relevant permissions.

Step inside this traditional detached property and be greeted by original oak floors, stylish oak and glass doors to the ground floor, and original oak doors to the first floor. The stunning open views over the Staffordshire countryside from both the front and rear of the property are breathtaking, providing tranquillity and serenity.

This extended family home boasts light and spacious accommodation, perfect for modern living. The ground floor features two inviting reception rooms, both with views, a modern fitted breakfast kitchen with an island for those who love to cook and entertain, a great walk-in pantry, a delightful conservatory, which offers an inviting space on cooler days to enjoy the lovely garden and stunning views, and a convenient ground-floor shower room.





Venture to the first floor, where three generously sized double bedrooms await. The family bathroom is a true oasis, with a separate contemporary bath and a wet area.

Outside, the property impresses with an extensive frontage offering ample parking, two garages, one single and one double for storage or vehicles, and an array of shrub planting. To the rear is a large mature rear garden with a southerly aspect and backing onto open countryside, ideal for enjoying sunny days and al fresco dining with ample terrace areas. The pergola with climbing vine will not fail to impress.

This is a superb opportunity to make this charming property your new family home, where modern amenities blend seamlessly with traditional charm in this convenient and favoured semi-rural location

LOCATION

Lodge Hill is a favoured semi-rural location near the historic village of Tutbury, famous for its

castle. The attractive high street offers cafes, bars, restaurants, and boutique shops. The village is well serviced with a doctor's surgery, opticians, a dentist, a pharmacy, a primary school, and a church. In the nearby village of Hatton, there is a train station, butchers, and supermarket.

There is good travel to the A38 and A50 for onward travel to Derby, Uttoxeter, Stoke on Trent, Nottingham, Ashbourne, Lichfield and Birmingham.

ACCOMMODATION

Entrance door with glazed side panels opening through to porch.

PORCH

2.32m x 0.93m (7'7" x 3'0")

Has tiled flooring, leaded window and Oak and glazed door opening through to hallway.

HALLWAY

2.42m incorporating stairs x 4.24m (7'11" incorporating stairs x 13'10")

Has stairs off to first floor, useful under stairs

storage cupboard, doors opening through to dining room, lounge and kitchen, there is a ceiling light point, radiator and Oak flooring.

DINING ROOM

3.95m max 3.47m min x 4.59m max (12'11" max 11'4" min x 15'0" max)

Has a lovely bay window to the front aspect offering lots of light, radiator, ceiling light point, picture rail and door to garage.

SPACIOUS LOUNGE

3.80m max 3.47m min x 6.31m (12'5" max 11'4" min x 20'8")

This lovely light room offers fabulous views over the garden and surrounding countryside, there are French doors with glazed side panels that lead out to the attractive patio area, coving to ceiling, attractive light Oak fire surround with marble effect inserts and living flame effect electric fire inset, radiator and ceiling light point.



SUPERB L SHAPED FITTED KITCHEN

3.58m x 4.89m x 3.20m x 1.82m (11'8" x 16'0" x 10'5" x 5'11")

This attractively fitted kitchen has an extensive range of base cupboards, drawers and coordinated wall mounted cabinets and glass display units, worktops incorporate a one and a quarter sink with mixer taps and a four ring electric hob, there is space for washing machine, integrated dishwasher and double oven, space for American style fridge freezer, recessed ceiling down lights, a window looks out over the rear garden and a further glass block wall gives light in to the conservatory and a door leads through to the conservatory. There is a further door opening through to a useful pantry area and door in to a downstairs shower room.

SHOWER ROOM

1.54m x 3.20m into rear of shower (5'0" x 10'5" into rear of shower)

Has electric shower, pedestal hand wash basin and W.C., there is attractive panelling to walls, period style radiator, ceiling light point and an obscure window to the side access.

PANTRY

0.96m x 1.55m (3'1" x 5'1")

CONSERVATORY

4.30m x 3.30m (14'1" x 10'9")

Has windows overlooking the garden with views over rolling Staffordshire countryside, there is a ceiling light point and French doors that lead onto the patio area.

FIRST FLOOR

LANDING

Has a glazed loft access point and doors opening through to:

BEDROOM ONE

3.79m max 3.49m min x 4.13m (12'5" max 11'5" min x 13'6")

This lovely light airy room has a large window looking out over the rear garden offering stunning views over countryside, ceiling light point, picture rail and radiator.

BEDROOM TWO

3.79m into chimney breast wall x 4.18m (12'5" into chimney breast wall x 13'8")

Has a picture rail, radiator, ceiling light point, large bay window to the front aspect, window seat with storage beneath and views over countryside.

BEDROOM THREE

5.27m x 2.94m max 2.75m min (17'3" x 9'7" max 9'0" min)

Has loft access point, two bow windows to the front aspect, radiator, ceiling light points, there is also further eaves storage area.

BATHROOM

2.36m x 2.71m (7'8" x 8'10")

Is an attractively furnished bathroom and is equipped with a contemporary style roll top bath with mixer taps and shower attachment, vanity unit with hand wash basin inset, W.C. and walk in shower with rain fall head, there is a ceiling light point, window to the rear aspect and contemporary style heated towel rail, there are tiled surrounds and tiled flooring.



OUTSIDE

The property sits back attractively off Lodge Hill behind a Tarmac and gravel driveway with herbaceous borders full of mature planting, there are two garages and a path down the side that leads to the most superb and generous rear garden which offers fabulous views with log paved patio areas, an attractive pergola with a vine, mature shrub borders and shaped lawn, there is access into one of the garages from the side aspect.

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 E

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Electric - Octopus
Oil - Local Suppliers

Water - Mains - South Staffs Water
Sewage - Mains
Broadband supplier - Vodafone

BROAD BAND SPEEDS

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

FLOOD DEFENCE

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/environmental-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/>

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 08/2024) A

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk