



**3 Norman Keep,  
Norman Road  
Tutbury  
Burton-On-Trent  
DE13 9JA**

**£240,000**

- NO UPWARD CHAIN
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- WET ROOM
- CONSERVATORY
- FORMER GARAGE
- LOVELY PRIVATE REAR GARDEN

## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co are pleased to offer this superbly situated three-bedroom detached bungalow in the popular village of Tutbury. Located on a private driveway, the gas centrally heated and double-glazed accommodation requires some updating but offers scope for re-modelling subject to the relevant permissions.

Situated in a quiet corner at the bottom of Norman Keep off Norman Road the accommodation, in brief, is comprised of a Hallway, lounge diner with a conservatory off. A fitted kitchen, three bedrooms and a wet room.

Outside, a block-paved driveway allows for parking, and the former garage could easily be returned to a garage with the removal of a window and door. Alternatively, it could be incorporated into the bungalow for further accommodation (subject to permissions). The rear garden is lovely and private, with a gentle slope and space for a summer house or shed.





## LOCATION

Tutbury is always a popular choice, with its lovely old-character high street full of boutique shops, cafes, eateries, and beauty salons. The village has a lovely church, a doctor's surgery, a pharmacy, opticians, and a dentist. There is a public bus service, and in the nearby village of Hatton, there is a train station and supermarkets.

## ACCOMMODATION

Entrance door opening through to hallway.

## L SHAPED HALLWAY

1.25m wide x 3.4m x 2.81 lgth x 0.81m wide (4'1" wide x 11'1" x 9'2" lgth x 2'7" wide)

Has ceiling light points, loft access point, radiator, useful coat storage cupboard and doors leading off to:

## LOUNGE/DINER

3.54m max 2.22m min x 5.72m (11'7" max 7'3" min x 18'9")

Has a window to the front aspect, sliding patio doors leading out to the conservatory, there is wood effect flooring, marble styled tiled hearth, coving to ceiling and ceiling light points.

## CONSERVATORY

Having tiled floor and French doors out to the rear patio.

## KITCHEN

2.76m x 2.27m width (9'0" x 7'5" width )  
Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets and glass display units, work tops incorporate a one and a quarter sink and side drainer and a four ring electric hob, there is an under counter oven, washing machine, space for

fridge, tiled surrounds and window to the front aspect.

## BEDROOM ONE

3.30m to window x 2.47m (10'9" to window x 8'1")

Has a window to the front aspect, wood effect flooring, radiator and ceiling light point.

## BEDROOM TWO

3.36m x 2.38m (11'0" x 7'9")

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

## BEDROOM THREE

2.46m to window x 2.24m (8'0" to window x 7'4")

Has a window to the side aspect overlooking the garden, radiator and ceiling light point.



### BATHROOM

1.83m x 2.16m to the window (6'0" x 7'1" to the window )

The bathroom has been refitted in recent times to create a wet room, has a window to the rear aspect, radiator, ceiling light point and is fitted with a wall mounted hand wash basin, W.C, electric shower and there are tiled surrounds.

### OUTSIDE

The property sits back down Norman Keep off a private shared driveway with a block paved drive allowing parking for several vehicles, the rear garden is fully enclosed and beautifully private with hedge boundaries, lawn and herbaceous shrub planting.

### FORMER GARAGE

2.59 max width x 6.10m (8'5" max width x 20'0")

Which could become a garage again and would just require an up and over door and has been currently changed to have a window and a door and is used by the current owners as a

storage area. Has power, light, loft storage area and the domestic hot water and central heating Ideal boiler is also housed here. There is a window looking out over the rear garden.

### 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

### 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/>

### 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/>

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

### BROAD BAND SPEEDS

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



### 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 10/2024) A



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			85
(69-80) C	69		
(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		

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