



**52 Primrose  
Drive  
Tutbury  
Burton-On-Trent  
DE13 9LQ**

**Price £450,000**

- **SUPERB FOUR DOUBLE BEDROOM DETACHED**
- **EN SUITE AND SPACIOUS FAMILY BATHROOM**
- **DUAL ASPECT LOUNGE**
- **STUDY/PLAYROOM**
- **DINING KITCHEN WITH QUARTZ WORKTOPS**
- **DOUBLE GARAGE**
- **GOOD DRIVEWAY WITH PARKING FOR SIX CARS**
- **OPEN ASPECT TO THE FRONT**
- **SUPERB PRIVATE DRIVE**
- **MUST BE VIEWED TO APPRECIATE THE POSITION**



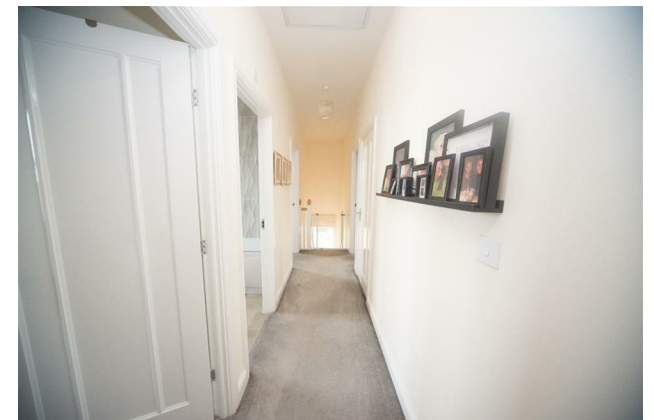
## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co present to the market this superbly positioned detached residence featuring an open aspect to the front, a private driveway, a detached double garage with ample parking for vehicles, and four double bedrooms. This fabulously positioned home must be viewed to appreciate its location. Built-in a Georgian style with high ceilings and sash-style windows, the property offers well-presented interiors with modern colour schemes throughout. This property will not disappoint.

An inspection will reveal an L-shaped hallway with a large dual-aspect lounge that offers French doors opening out into the garden. There is also a lovely dining kitchen with quartz worktops, a pantry cupboard, and a further storage cupboard ideal for hoovers and outdoor coats. From the hallway, there is access to the ground-floor guest cloakroom and a study.

On the first floor are four lovely double bedrooms with far-reaching views to the front . a spacious family bathroom and ensuite to the principal bedroom.





Outside, the property sits in a quiet location with a private driveway serving just three further properties and offering a lovely open aspect to the front. An ample-sized driveway provides parking for at least four cars and leads to a detached brick-built double garage. A gate from the driveway gives access to the landscaped rear garden with patio areas and an undercover veranda great for entertaining. There is a lawn and raised shrub beds.

Heritage Park sits within the desirable and historic village of Tutbury, with its pretty High Street full of boutique-style shops, cafes, bars, restaurants, a flower shop, and hairdressers' and beauty salons. The village is served by a good primary school, a church, a doctor's surgery, a dentist, a pharmacy, and an optician. In the nearby village of Hatton are supermarkets, a butchers and a train station.

For those requiring travel , the A38 and

A50 offer access to Lichfield, Birmingham, Derby, Uttoxeter and Stoke on Trent

#### ACCOMMODATION

##### GROUND FLOOR

Entrance door opening through to hallway.

##### HALLWAY

1.21m x 3.52m 1.07m x 3.86m (3'11" x 11'6" 3'6" x 12'7" )

Stairs off to first floor, radiator, ceiling light points and door opening through to the guest cloakroom.

##### GUEST CLOAKROOM

0.98m x 2.05m (3'2" x 6'8")

Has pedestal hand wash basin with tiled splashback, W.C., radiator and ceiling light point.

##### LOUNGE

3.66m max 3.09min x 7.51m (12'0" max 10'1" in x 24'7")

Attractive dual aspect lounge with sash

style window to the front aspect, French doors with glazed side screens, ceiling light points and radiator. A door leads through to the dining kitchen.

##### DINING KITCHEN

5.05m max x 3.84m max 2.87m min (16'6" max x 12'7" max 9'4" min)

Attractively fitted with grey high gloss drawers and matching wall mounted cabinets, Quartz work tops are in set with a one and a quarter stainless steel sink and four ring gas hob, integrated appliances include a double oven, fridge, freezer, dishwasher and there is further space for a washing machine, there is ample space for dining room table and chairs, French doors lead out onto the rear patio, a window looks out into the garden and there is a useful pantry storage cupboard. There is also a further useful understairs storage cupboard

##### UNDER STAIR STORAGE CUPBOARD

0.76m x 1.44m (2'5" x 4'8")





#### STUDY/PLAYROOM

2.65m x 2.05m to the window (8'8" x 6'8" to the window)

Has a sash style window to the front aspect over looking the private drive with views beyond, radiator and ceiling light point.

#### FIRST FLOOR

##### LANDING

1.05m x 6.68m (3'5" x 21'10")

With all doors leading off.

##### BEDROOM ONE

3.24m max 2.13m min x 4.12m to window (10'7" max 6'11" min x 13'6" to window)

Is attractively decorated with radiator, ceiling light point, window over looking the rear garden and a door leading through to the spacious en suite shower room.

##### EN SUITE

1.97m x 2.04m min to window (6'5" x 6'8" min to window )

Has a fully tiled shower enclosure with dual head shower, pedestal hand wash basin and W.C., there are tiled surrounds, tiled flooring, recessed



ceiling down lights and an obscure window to the rear aspect.

##### BEDROOM TWO

2.99m to window x 3.25m (9'9" to window x 10'7")

Has a sash style window looking out to the front aspect overlooking a paddock, ceiling light point and radiator.

##### BEDROOM THREE

2.99m max to window 2.12m min x 3.50m (9'9" max to window 6'11" min x 11'5")

Sash style window looks out to the open aspect at the front, radiator and ceiling light point.

##### BEDROOM FOUR

2.97m to the window x 3.50m (9'8" to the window x 11'5")

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

##### FAMILY BATHROOM

1.94m width x 2.96m to the window (6'4" width x 9'8" to the window )

Is equipped with a panelled bath with mixer taps and separate shower over with a glazed screen, pedestal hand wash basin and W.C., there is a



sash style window to the front aspect, tiled surrounds, tiled flooring, large heated chrome towel rail and recessed ceiling down lights.

#### OUTSIDE

The property sits back behind a private driveway with an attractive open aspect to the front offering views over the surrounding fields, the rear garden is fully enclosed with a lawn, paved patio areas, raised flower beds and an attractive timber terrace with a over head cover. A gate leads out to the side drive where a detached double bricked built garage is situated and provides parking for four to six vehicles.

#### AGENTS NOTES

Due to the property being situated off the private driveway, the property does not incur estate fees.

#### 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 E

#### CURRENT UTILITY SUPPLIERS

Gas - Eon

Electric - Eon

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/>

#### 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 11/2024) A

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 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
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 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
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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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>	<b>83</b>		
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)