



**7 Bluebell Way  
Tutbury  
Burton-On-Trent  
DE13 9LJ**

**£320,000**

- WELL PRESENTED THROUGHOUT
- WOODED FRONTAGE
- GEORGIAN STYLE WITH MODERN SASH STYLE WINDOWS
- THREE BEDROOM DETACHED
- ENSUITE AND FAMILY BATHROOM
- DINING KITCHEN AND LOUNGE
- GARAGE & LANDSCAPED GARDENS

## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & co are delighted to offer this most attractive Georgian style three bedroom detached with lovely high ceiling and sash styles windows in the historic village of Tutbury.

The gas centrally heated and double glazed accommodation offers a hallway, dual aspect lounge with French doors out into the garden, a dining kitchen with fitted appliances, a utility hall and a guest cloakroom.

On the first floor are three bedrooms, the principal bedroom having an ensuite, and a family bathroom.

Outside is a lovely pedestrian walkway to the front door with a wrought iron fence enclosing the fore garden with its shrub borders and paved path. A gate to the side gives access via a personal access door into the garage and opening up into the low maintenance rear garden with shrub borders, bin store, storage shed and large paved patio.





#### LOCATION

Tutbury is a favoured village location. Its attractive high street hosts an array of boutique shops, bars, cafes, restaurants, and a flower shop.

The village has a well-regarded primary school, a church, a doctor's surgery, a dentist, a pharmacy, and an optician.

#### GROUND FLOOR ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.41m x 2.51m to foot of stairs (4'7" x 8'2" to foot of stairs)

Has a useful storage cupboard which houses the electric consumer unit and ample space for storage of boots and coats. A door leads through to dining kitchen and a further door opens through to dual aspect lounge.

#### DUAL ASPECT LOUNGE

3.18m x 5.95m (10'5" x 19'6")

Has French doors leading out onto the rear garden, window out to the front aspect, coving to ceiling, ceiling light point and radiator.

#### DINING KITCHEN

3.22m x 4.48m (10'6" x 14'8")

Is attractively fitted with a range of base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a one and a quarter sink and a four ring gas hob, integrated appliances include an oven, dishwasher, fridge and freezer, a door leads to a useful under stairs storage cupboard or pantry cupboard ideal for housing hoovers and ironing board and a further door opens through to the rear utility.

#### UTILITY ROOM

2.24m x 1.38m to door (7'4" x 4'6" to door)

Has provision for washing machine, useful storage cupboard and the domestic hot water and central heating boiler is also housed here, there is a radiator, ceiling light point and door to garden. A further door opens through to the guest cloakroom.

#### GUEST CLOAKROOM

1.08m x 2.07m (3'6" x 6'9")

Has an obscure window to the rear aspect, pedestal hand wash basin and W.C., there is a ceiling light point and tiled flooring.

#### FIRST FLOOR ACCOMMODATION

##### GALLERIED LANDING

Window out to the rear aspect, radiator,



ceiling light point and loft access point, there is also a useful over head stairs storage cupboard, door leads off to the master bedroom.

#### PRINCIPAL BEDROOM

3.26m x 3.73m to front aspect (10'8" x 12'2" to front aspect)

Has coving to ceiling, window to front aspect, radiator and a further door that leads through to the en suite shower room.

#### ENSUITE SHOWER ROOM

1.17m x 2.17m to rear of shower (3'10" x 7'1" to rear of shower )

Large shower enclosure with glazed screen, pedestal hand wash basin and W.C., there are tiled surrounds, obscure window to the front aspect, heated chrome towel rail and ceiling light point.



#### BEDROOM TWO

3.33m to window x 3.19m (10'11" to window x 10'5" )

Has coving to ceiling, window to front aspect and radiator.

#### BEDROOM THREE

2.27m to window x 2.47m (7'5" to window x 8'1" )

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

#### FAMILY BATHROOM

1.84m to window x 2.29m (6'0" to window x 7'6" )

Has a bath with mixer taps and separate electric shower over with glazed screen, pedestal hand wash basin, W.C., there are tiled surrounds, obscure window to the rear aspect and ceiling light point.

#### GARAGE

Has pedestrian access, up and over door, loft access storage, power and light.



#### OUTSIDE

The property sits back behind a delightful little woodland area with pedestrian access to the front door, the fore garden is laid to herbaceous borders, there is a brick built garage to the side aspect and fully enclosed rear garden with herbaceous border and paved patio

#### 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.

#### AGENTS NOTE

Management fees are £140 per annum for the up keep of the courtyard and where the garages are situated.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band D



### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

### 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 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

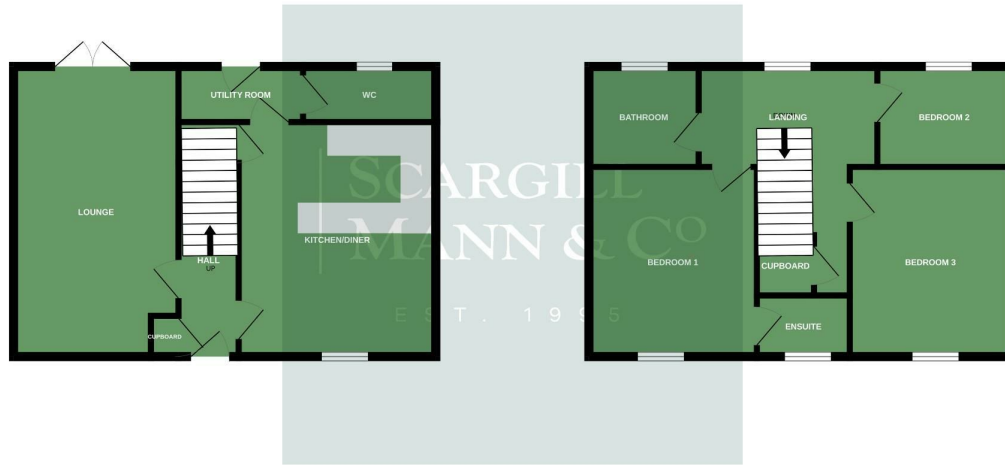
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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) DRAFT

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

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>	<b>78</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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