SCOFFIELD STONE
estate agents

**37 Chatsworth Drive, Tutbury, Burton-On-Trent, DE13 9NS**

**£205,000**

A chain free two bedroom detached bungalow in a quiet Tutbury cul de sac, enjoying an elevated position with views over the village centre and Tutbury Castle. With driveway parking, vacant possession and a long rear garden offering scope for improvement, this is a practical home with clear potential.

Sales: 01283 777100
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# 37 Chatsworth Drive, Tutbury, Burton-On-Trent, DE13 9NS

## Summary Description

Located in a quiet cul de sac position within the historic village of Tutbury, 37 Chatsworth Drive is a chain free two bedroom detached bungalow, offered with vacant possession and freehold tenure. Set in an elevated position with views over the village centre and towards Tutbury Castle, the property presents a practical single storey home with driveway parking, a long rear garden and clear potential for buyers looking to personalise a home in a well regarded Staffordshire village.

The accommodation extends to approximately 49 square metres (525 square feet) and includes an entrance hall with useful storage and a wall mounted gas boiler, a front facing lounge with bay window, stone fire surround and wall mounted gas fire, plus a fitted kitchen with side access to the exterior. A central hallway leads to two bedrooms, including a rear facing main bedroom with fitted wardrobe, along with a shower room featuring fully tiled walls, a shower enclosure, WC and wash hand basin. Outside, the property offers driveway parking to the side, additional frontage space, planted areas and an external cold water tap. To the rear is a long garden descending towards Ludgate Street, currently substantially overgrown, but offering a patio, established planting, two wooden potting sheds and scope for future improvement.

Tutbury is a popular Staffordshire village known for its historic character, village centre, Tutbury Castle and range of local amenities. The property is well placed for access to shops, pubs, schooling, countryside walks and public transport links, while road connections provide routes towards Burton upon Trent, Derby, Uttoxeter and the wider A50 corridor.

## Entrance Hall

A practical entrance hall with carpeted flooring, accessed via a front aspect part obscure UPVC double glazed main entrance door with matching side window. The hall includes a fitted cupboard housing the wall mounted gas boiler, providing useful built in storage.

## Lounge

9'7 x 16'4 (2.92m x 4.98m)

A well proportioned lounge positioned to the front of the property, featuring a UPVC double glazed bay window which brings in good natural light. The room is carpeted and also includes a side aspect obscure timber framed double glazed window, a stone fire surround with wall mounted gas fire, and a TV point.

## Kitchen

8'3 x 8'3 (2.51m x 2.51m)

The kitchen is fitted with a range of wall and floor units, complemented by stone effect roll edge worktops and tiled splashbacks. There is an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, along with under counter space and plumbing for appliances. The room has ceramic tiled flooring, a side aspect UPVC double glazed window, and a side aspect UPVC part double glazed door providing external access.

## Central Hallway

A carpeted central hallway giving access to the bedroom

accommodation and shower room. The hallway includes an airing cupboard housing the hot water cylinder, together with access to the roof space.

### Bedroom One
7'7 x 12'0 (2.31m x 3.66m)

A rear facing double bedroom with carpeted flooring and a UPVC double glazed window overlooking the rear aspect. The room benefits from a fitted wardrobe and radiator.

### Bedroom Two
8'4 x 10'2 (2.54m x 3.10m)

A second bedroom with rear and side aspect UPVC double glazed windows, allowing natural light from two directions. The room is carpeted and includes a radiator.

### Shower Room
5'5 x 5'11 (1.65m x 1.80m)

The shower room is fitted with a low flush WC, pedestal wash hand basin with chrome hot and cold taps, and a shower enclosure with electric shower. The room has ceramic tiled flooring, fully tiled walls, a radiator, and a side aspect obscure UPVC double glazed window.

## OUTSIDE

### Frontage and Driveway
To the front and side of the property, parking is provided by the driveway, with additional frontage space and planted areas. There is also an external cold water tap.

### Rear Garden

The property benefits from a long rear garden which descends on a gradient towards Ludgate Street. The garden is currently substantially overgrown, but offers clear potential and includes a paved patio area, established herbaceous planting, and two wooden potting sheds.

### Material Information
This listing has been introduced by a third party, with the owner not being involved with the sale transaction. As such, we are unable to advise any details covered by the heading of Material Information.

### Disclaimer
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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

## Location / what3words

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## Buying to Let?

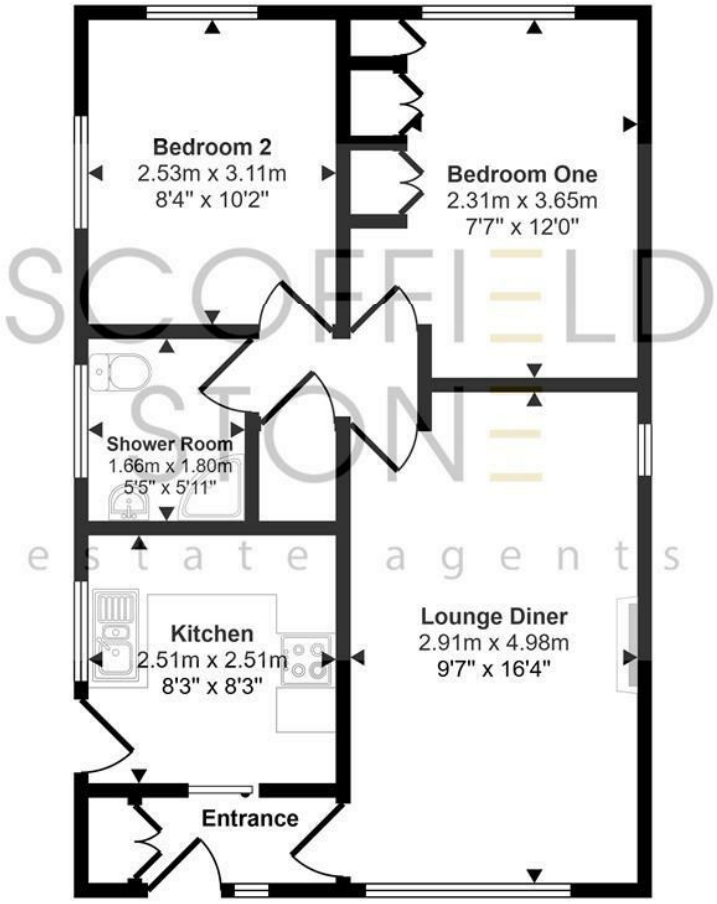
Guide achievable rent price: £800pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## ID Checks for buyers

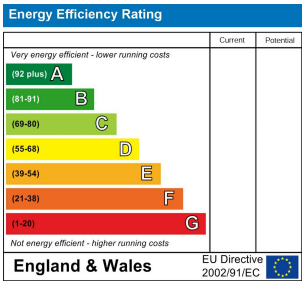
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

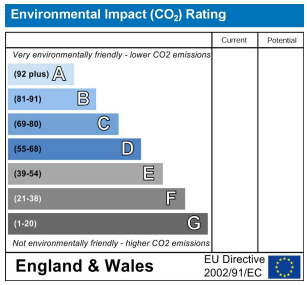
**Approx Gross Internal Area**
**49 sq m / 525 sq ft**




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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