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&L

2 Tutbury Drive

| DE15 9PA | Offers In The Region Of £375,000

ROYSTON  
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- Offers in the Region of £375,000
- Four Generously Sized Bedrooms
- Kitchen/Diner With A Separate Utility
- Generous Plot
- Freehold - EPC Rating B
- Detached Family Home In A Modern Development
- Spacious Lounge
- Downstairs WC - Family Bathroom - Ensuite
- Driveway Leading To A Garage
- Council Tax Band E





Offers In The Region £375,000

Royston & Lund are pleased to present in the serene surroundings of Tutbury Drive, Burton-upon-Trent, this detached family home offers a tranquil retreat for those seeking comfort and space. Boasting four generously-sized bedrooms, this property is perfect for a growing family or those who enjoy having extra space.

As you step inside, you are greeted by the entrance hall which provides access to the accommodation throughout including a useful WC located underneath the stairs. The first door on the right hand side takes you to a welcoming lounge featuring a stunning electric fireplace, creating a cosy ambiance for relaxing evenings. The 1,505 sq ft of living space provides ample room for both entertaining and everyday living. The rear of the ground floor there is the stylish kitchen/diner which consists of integrated appliances, range of units, sleek countertops and a separate utility.

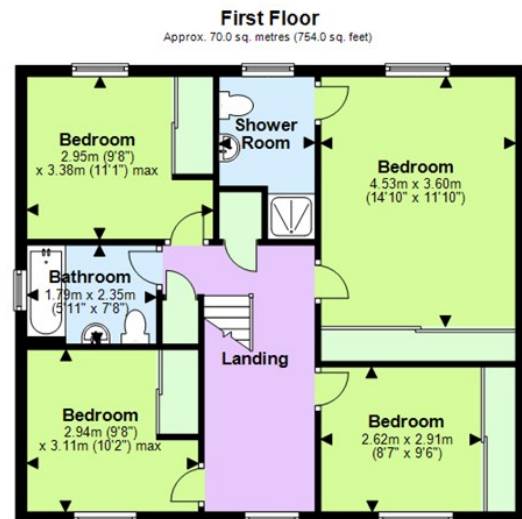
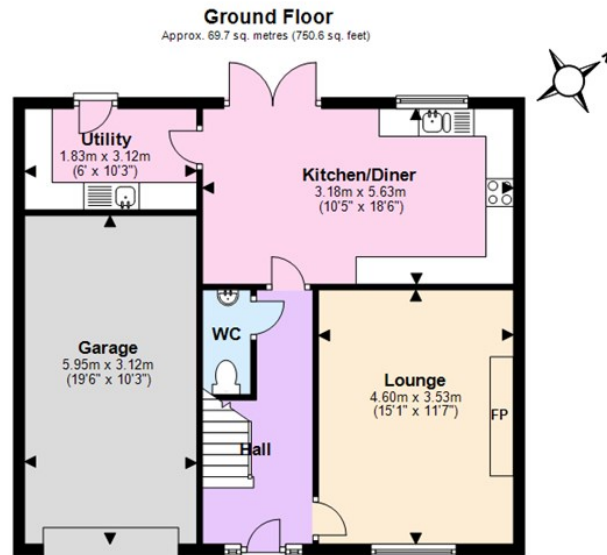
The property's features an en-suite shower room/WC to the main bedroom as well as a family bathrooms which includes a three piece white suite including a bath with an overhead shower, wash basin and a WC.

The rear garden is a delightful outdoor space, complete with a lush lawn, raised patio, and a charming hedgerow. Convenience is key with a driveway leading to an integral garage, providing secure parking and additional storage space.

Situated in a modern development, this home offers a peaceful escape from the hustle and bustle of everyday life while still being within easy reach of local amenities. There is also the benefit of a shared nearby green space which is paid for by the residents on the estate. Burton-upon-Trent offers amenities including diverse shopping options, restaurants, pubs, parks, schools, healthcare facilities, leisure centers, a cinema, and excellent transport links with train and bus services







Total area: approx. 139.8 sq. metres (1504.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		

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