



16 Tutbury Drive, Burton on Trent, DE15 9PA

 Parker  
Hall



Enjoying a peaceful setting on this modern development is this immaculate detached family home, benefitting from spacious and thoughtfully designed interiors, four excellent double bedrooms and outside space including beautifully landscaped west facing gardens. Completed in 2020 by Strata homes, this traditionally styled home retains a further 5+ years on the NHBC warranty and is finished to an excellent specification, with numerous upgrades including LED spotlights and chrome sockets/switches, Amtico flooring, Villeroy & Boch bathroom suites, Porcelanosa tiling and upgraded kitchen appliances. The reception hall leads into a spacious lounge, cloakroom and to the contemporary dining kitchen which is set to the rear aspect, also having access into the utility room and out to the immaculately landscaped garden. To the first floor there are four double bedrooms serviced by a family bathroom and master en suite, with fitted wardrobes also to the luxurious master suite. Outside, there is parking to the fore of the single garage, and the secluded, west facing rear garden enjoys

an open aspect and has been landscaped to a super standard.

Just a short way from the centre of Burton on Trent, this modern family home enjoys a peaceful position this popular Brizlincote development. The location combines the ideals of convenient access to local amenities with being within easy reach of stunning Staffordshire countryside, with the Peak district lying just beyond. There are an excellent range of amenities in Burton on Trent including shopping centres, leisure facilities, restaurants and a cinema, all just a short drive away. Schools in the area include the 'Outstanding' rated Highwood Nursery, the Tower Primary and Paulet High School, as well as the John Taylor Free School. The location is ideally placed for commuter routes such as the A511, A444, A38, M6 and M6 Toll roads with further public transport available nearby including a rail station with links to Derby, Birmingham and beyond. The international Airports of Birmingham and East Midlands are also within an easy drive.

- Executive Detached Family Home
- Desirable Modern Development
- Upgraded Spec & Immaculate Interiors
- Open Plan Family Dining Kitchen
- Lounge, Cloakroom & Spacious Utility
- Four Double Bedrooms
- En Suite & Family Bathroom
- West Facing Landscaped Garden with Open Outlook
- Double Parking & Single Garage
- 5+ Years NHBC Warranty Remaining
- Excellent School Catchment – under John Taylor MAT
- Relocating for work – No Onward Chain
- Well Placed for Local Amenities & Commuter Routes

#### Reception Hall

A spacious welcome to this beautifully presented family home, having Amtico flooring which extends throughout the ground floor, stairs rising to the first floor accommodation and doors opening into:

#### Lounge 4.62 x 3.5m (approx. 15'3 x 11'8)

A spacious reception room having a window to the front

#### Dining Kitchen 5.6 x 3.2m (approx. 18'4 x 10'5)

A beautifully appointed open plan space, having double doors opening out to the immaculately landscaped rear gardens which enjoy a pleasant open outlook. The Kitchen has a window to the rear and is fitted with a range of contemporary wall and base units with complementary work surfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, single oven, induction hob and a wine cooler. The work tops extend to one side to create a breakfast bar, and a door opens into:

#### Utility 3.16 x 1.8m (approx. 10'5 x 6'0)

Another thoughtfully designed space extending to a superb size, having full height, wall and base units housing an inset sink and an integrated washer/dryer. A half glazed door opens out to the rear garden











**Cloakroom**

Fitted with a modern Villeroy & Boch suite having pedestal wash basin and WC, with Porcelanosa tiled flooring and walls

Stairs rise to the **First Floor Landing**, where doors open into the **Airing Cupboard** and into:

**Master Bedroom** 5.2 x 3.6m (approx. 17'0 x 11'11)  
A spacious principal bedroom suite having a range

of fitted wardrobes, a window to the rear and private use of:

**En Suite** 2.9 x 1.75m (approx. 9'10 x 5'10)  
Fitted with an upgraded Villeroy & Boch suite having wash basin set to vanity unit, WC and shower, with Porcelanosa tiled flooring and walls, a heated towel rail and an obscured window to the rear



**Bedroom Two** 3.44 x 2.9m (approx. 11'4 x 9'10)  
Another double room having a window to the rear

**Bedroom Three** 3.26 x 3.0m (approx. 10'8 x 9'10)  
With a window to the front aspect

**Bedroom Four** 3.62 x 2.74m (approx. 11'11 x 9'0)  
A fourth double room having a window to the front

**Family Bathroom** 2.4 x 1.85m (approx. 7'11 x 6'1)

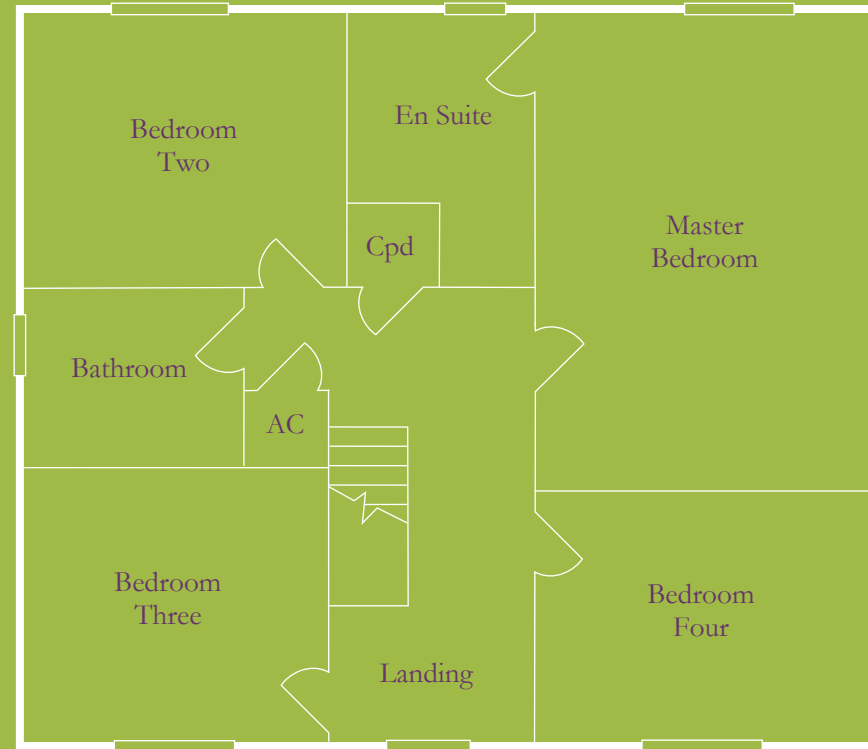
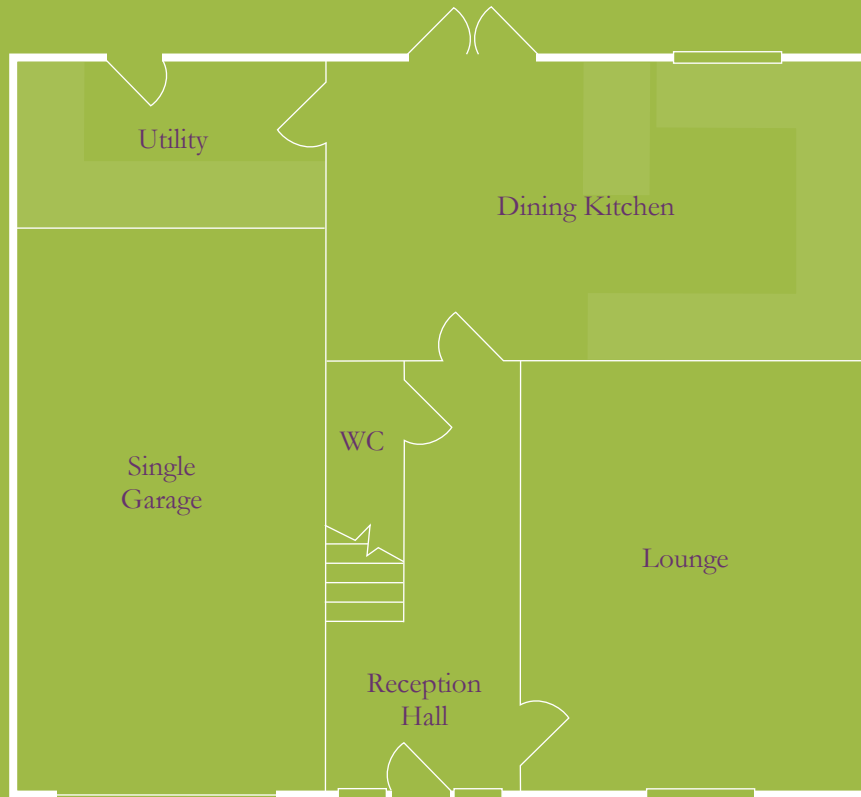
Another upgraded bathroom suite having pedestal wash basin, WC and bathtub with shower unit over, with Porcelanosa tiled flooring and walls, a heated towel rail and an obscured window to the side









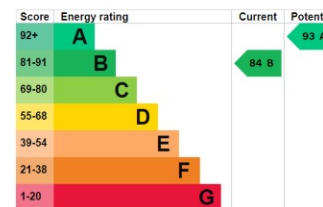


### Outside

The property enjoys a peaceful position on this popular development, being within easy reach of local amenities and pleasant surrounding countryside. There is parking for two vehicles to the front aspect as well as access into the **Single Garage** via a manual entrance door, also having power and lighting. There are well tended gardens to the front and the EV charger point is as separate negotiation

### West Facing Rear Garden

Having been landscaped to a superb standard, the rear garden is laid to a paved terrace, raised borders and neatly tended lawns, all enjoying a pleasant open outlook. There is gated access to the side leading back out to the front aspect, and property benefits from exterior lighting, power and a water point



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.