ABODE
SALES & LETTINGS

Ludgate Street, Tutbury, DE13 9BW
£365,000



https://www.abodemidlands.co.uk







A beautifully renovated and deceptively spacious four-bedroom detached family home positioned within the heart of Tutbury village. This versatile residence is arranged over three floors, with the kitchen located on the garden level, creating an excellent layout for modern family living. Finished to a high standard throughout, the property offers flexible accommodation, generous outdoor space and integral garage, all within walking distance of village amenities.

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Accommodation

Ground Floor

The ground floor provides adaptable accommodation suited to a variety of lifestyles. A welcoming entrance hallway leads through to a comfortable lounge featuring a focal point fireplace and pleasant natural light.

There is also a versatile additional room which can be utilised as a fourth bedroom, home office or playroom depending on individual requirements.

Practicality is well catered for with a separate utility room and downstairs WC.

First Floor (Garden Level)

The first floor sits at garden level and forms the true heart of the home. The modern open-plan kitchen/dining area has been thoughtfully designed with contemporary units and integrated appliances, creating a stylish and functional space for everyday living. French doors open directly onto the rear garden, providing a seamless indoor-outdoor connection ideal for entertaining and family gatherings.

Also positioned on this level is a generous double bedroom with garden access, served by a well-appointed Jack and Jill bathroom, making this floor particularly suitable for guests or older children seeking a degree of independence.

Second Floor

The second floor comprises two further well-proportioned double bedrooms, both light and airy. These are served by a modern shower room fitted with contemporary sanitary ware and quality finishes, completing the internal accommodation.

Outside

To the rear, the property benefits from a generous garden featuring a patio seating area and lawn, offering an excellent space for entertaining, relaxing and family enjoyment. Steps lead to the parking area and garage, providing ample off-street parking alongside the integral garage. The elevated position offers a view of Tutbury castle and enhances privacy while maintaining convenient access to the home.

Location

Situated in the highly desirable village of Tutbury, the property enjoys close proximity to a range of local amenities including shops, cafés, public houses and schooling. Tutbury is well known for its historic castle and strong sense of community, while also offering convenient access to Burton-on-Trent, Derby and major road networks for commuting. The village setting combines charm and practicality, making it a consistently popular choice for families and professionals alike.











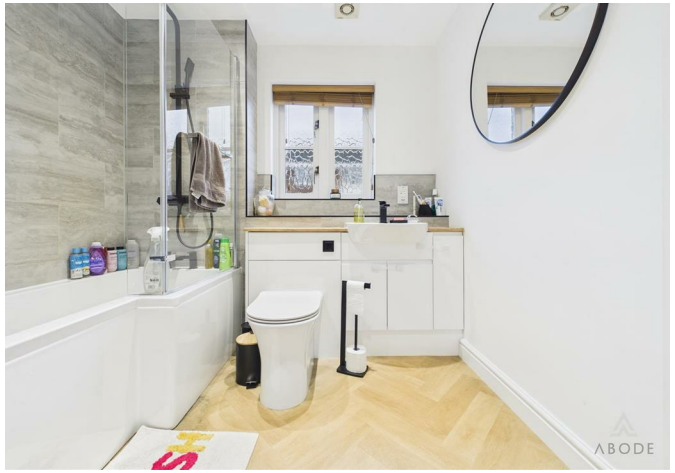












AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



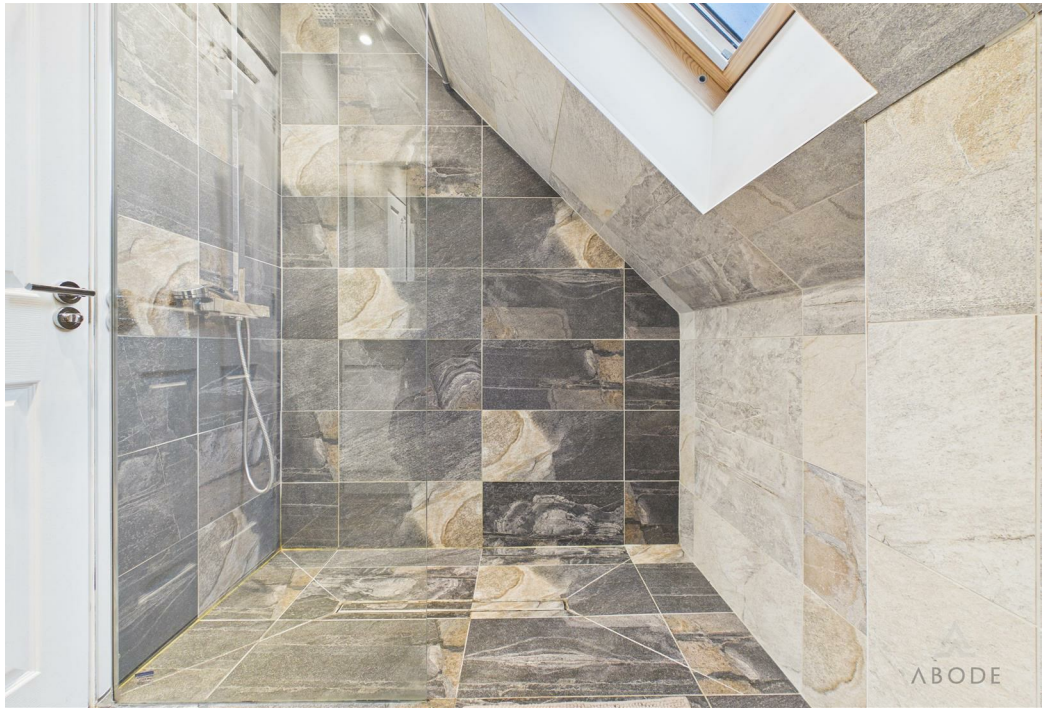


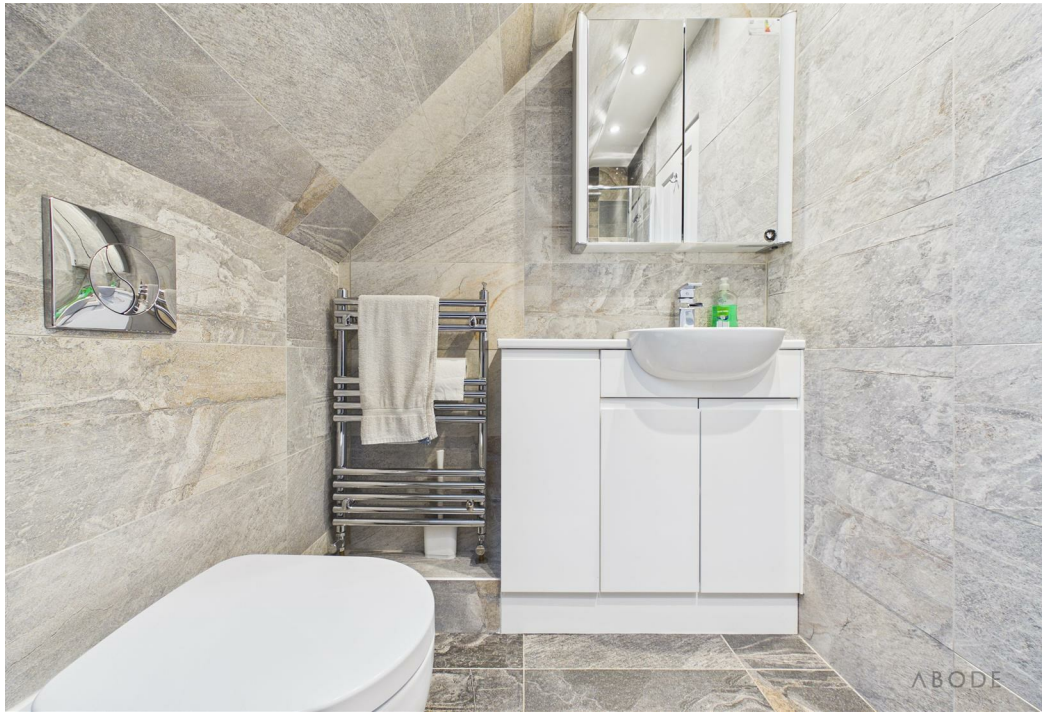









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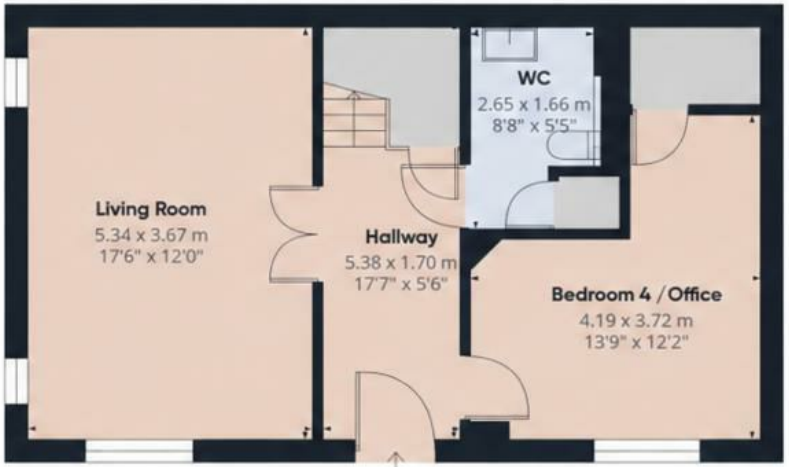




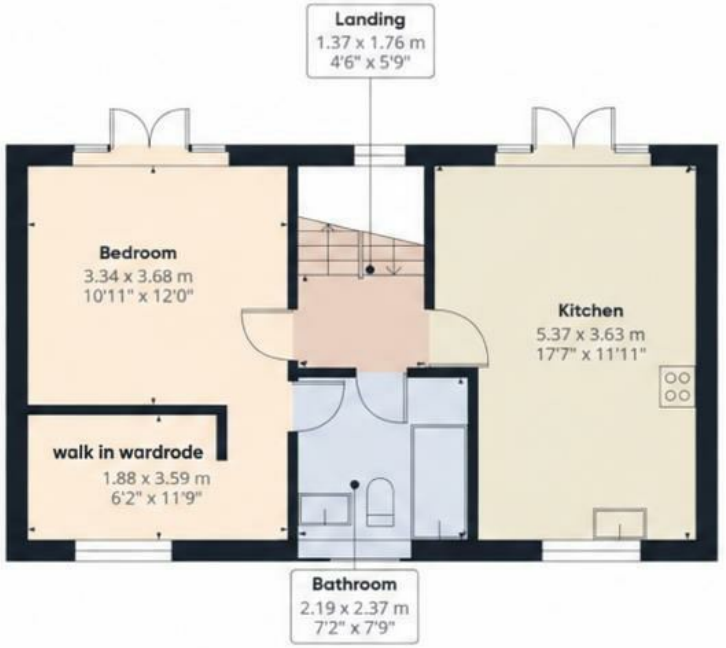




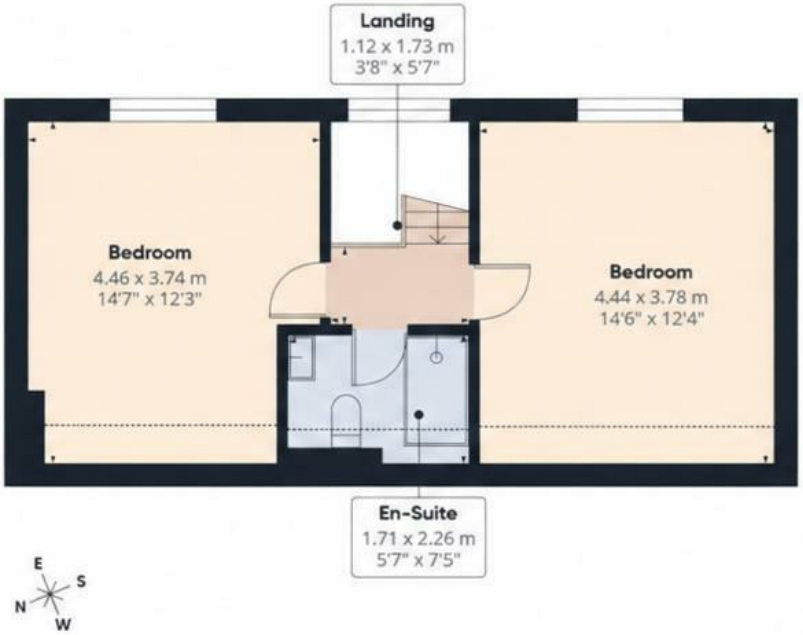




Floor 0



Floor 1



Floor 2

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Approximate total area(1)

131.4 m²

1414 ft²

Reduced headroom

4 m²

43 ft²

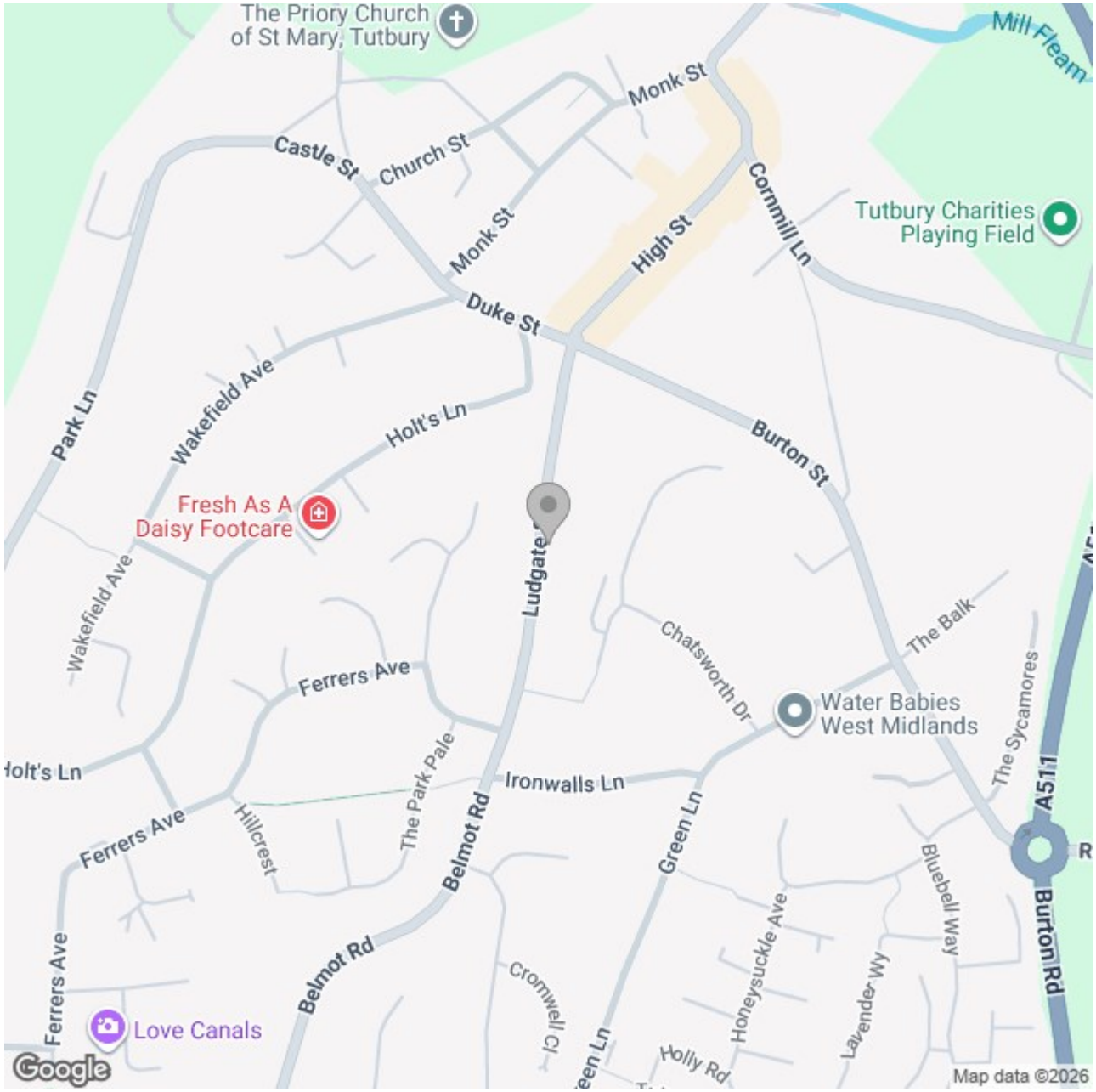
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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