

Redhill Lane

Tutbury, Burton-on-Trent, DE13 9JW



Occupying a prominent position in the sought-after and charming village of Tutbury, this extended and substantial family home offers versatile and spacious accommodation.

Offers over £500,000

John German

Located in the charming and ever-popular village of Tutbury, the property boasts nearby countryside walks as well as a host of amenities - with the famous and historic Tutbury castle just a short walk away.

Benefiting from ample off-road parking to the front, the gated driveway with low walled frontage gives the property plenty of kerb appeal.

The front entrance door leads into the spacious porch, with further door through to the hallway where stairs rise to the first floor and doors lead off to the downstairs rooms, including the useful cloakroom, with WC, hand wash basin and storage space.

The sitting room is an excellent size with a double glazed window to the front and double doors through to the lounge/family room, which is another impressive space, having internal access to the garage, as well as doors off to the kitchen and conservatory.

Offering an excellent dining and entertaining space, the conservatory is a substantial size spanning the width of the property across the rear, with views looking to the rear garden.

With a range of wall and base level units and contrasting work surfaces over, the kitchen is smartly presented and has integrated appliances including a superb range cooker with stainless steel splashback and overhead extractor. From here, an external door gives access out to the side.

Upstairs, bedroom one is a large double with a double-glazed window to the front and a bespoke en-suite bathroom/dressing room, hosting a range of fitted wardrobes with split level access to the bathroom which has panelled corner bath, low level WC and pedestal hand wash basin.

The four remaining bedrooms are very well proportioned and able to accommodate a double bed, offering an excellent amount of space for family living. Completing the accommodation is the contemporary family shower room which is fully tiled and is equipped with a walk-in shower, low level dual flush WC, hand wash basin and heated towel rail.

Heading out into the impressive garden, there is a large patio area to the immediate rear of the property, with the remainder laid to lawn. A paved pathway leads to the garden storage space, which offers potential for a host of other uses including as a dedicated home working space if required.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Main's water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.eaststaffsbc.gov.uk/planning
Our Ref: JGA/29102021
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E



Ground Floor Building 1



Floor 1 Building 1

John German

Approximate total area⁽¹⁾
2153.86 ft²
200.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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