

Cherry Tree Lane

Tutbury, Burton-on-Trent, DE13 9GR

John
German





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£450,000

Offered with no upwards chain is this immaculate modern detached home with a very flexible layout ideal for family life. Set in a tucked away location providing plenty of privacy whilst staying within easy reach of amenities and superb transport links.



Fauld is situated just a short step off the A50 outside of the village of Tutbury which features a wealth of local amenities including shops, schools and pubs. In addition, the adjoining village of Hatton has its own train station. The towns of Burton, Derby and Uttoxeter lie within easy commute.

Entrance to the property is via an "L" shaped entrance hall with beautiful wood flooring, staircase rising to the first floor and oak veneer doors leading off.

Set to the front of the property overlooking the front garden the study also features real wood flooring. This well-proportioned room could easily be used as a spare bedroom if required or a second sitting room.

On the opposite side of the hallway also overlooking the front garden is a generous lounge, again with real wood flooring and feature fireplace. Double doors lead directly out onto the dining kitchen and can be opened to give a lovely open plan feel or closed for cosy winter evenings.

The large dining kitchen overlooks the front elevation and is fitted with a high-quality kitchen with plenty of modern shaker style units, granite worktops, inset one and a half bowl sink unit and a central island. Integrated appliances include an eye level microwave, dishwasher, wine cooler, range cooker with extractor hood over and there is space for an American style fridge freezer (not included). The marble tiled floor runs through to a spacious dining area with French doors opening out onto the rear garden. Set off the kitchen is a useful utility room with plumbing for a washing machine, matching base units with wood effect work surfaces and inset sink unit. The utility room also houses the boiler and has an entrance door opening out to the garden and Travertine stone tile flooring.

Moving back through the hallway to the cloak room and separate ground floor WC fitted with a low flush WC and wash hand basin.

Finally completing the accommodation on the ground floor is the master bedroom which overlooks the rear garden and boasts a large walk-in wardrobe and an en-suite shower room with double shower, low flush WC and large vanity wash basin with storage beneath.

On the first floor the remaining bedrooms are all accessed off the galleried landing which features three stunning skylights providing plenty of natural light.

Bedroom two is a large double aspect room with windows to the front and rear and an en-suite shower room with shower, low flush WC and pedestal hand wash basin. Bedrooms three and four are both generous doubles and are served by a spacious family bathroom which is fitted with a full four piece suite comprising low flush WC, wash basin in vanity unit with storage under, corner shower enclosure and panelled bath.

Outside, the property is set back behind a lawned front garden with herbaceous borders and specimen trees. To the side a double width driveway provides off road parking for several vehicles as well as access to the garage. Gated access to the side opens into the rear garden which enjoys a high degree of privacy and is mainly laid to lawn with mature herbaceous borders and an extensive paved patio. The brick built detached double garage has two up and over vehicular doors however, the left-hand side of the garage has been partitioned off into two secure storage units with lockable steel doors for additional security (the seller is prepared to have these removed for the buyer if desired). Courtesy door to the side, power and lighting connected.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property. Central heating is oil fired.

Purchasers are advised to satisfy themselves as to their suitability.

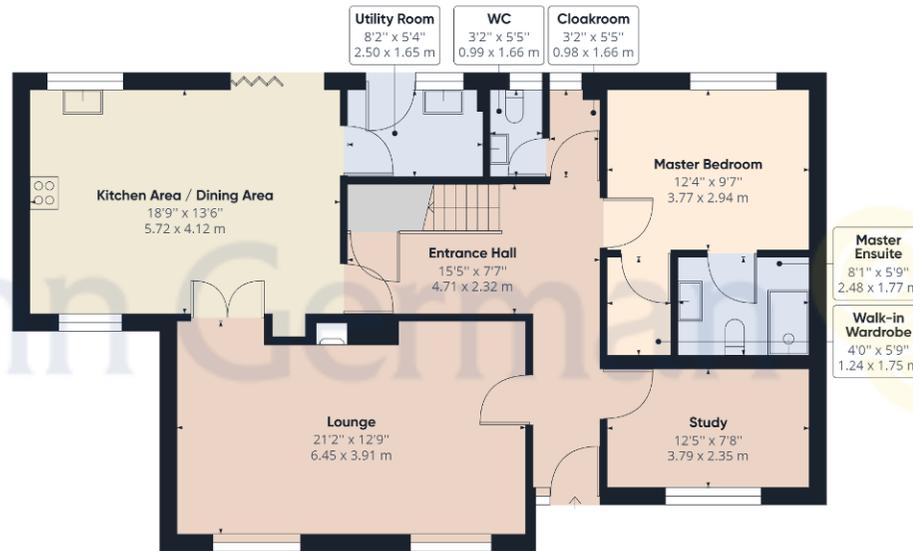
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10062022

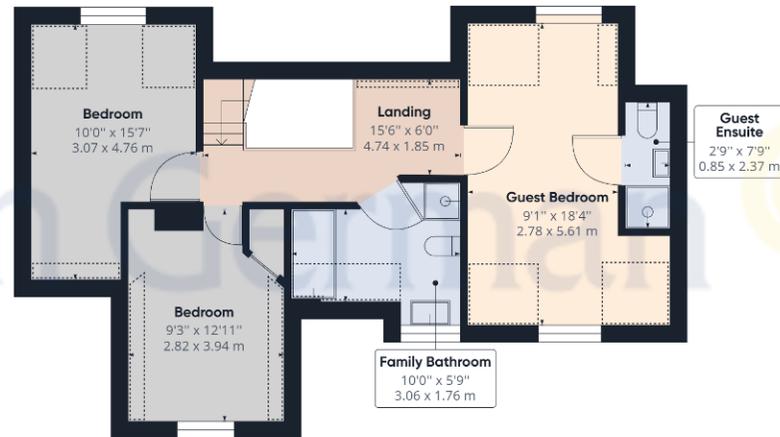
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1679.30 ft²

156.01 m²

Reduced headroom

111.13 ft²

10.32 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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