

Iron Walls Lane

Tutbury, Burton-on-Trent, DE13 9NH

John 
German





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£450,000

Enjoying a fabulous village location on a corner plot with versatile accommodation including four bedrooms, two reception rooms, good sized kitchen plus utility and gardens wrapping around the front, side and rear together with a generous drive.



Situated in the sought after village of Tutbury, famous for its castle, together with pretty high street with a range of boutique shops, places to eat, pubs and primary school in easy walking distance. This village location certainly has plenty to offer.

The bungalow itself stands on a corner plot with gardens wrapping around the front, side and rear combined with a good sized driveway providing ample off road parking and access to a single garage.

The bungalow offers plenty of space for a growing family with the accommodation beginning with a generously sized reception hallway with staircase off to first floor and doors leading off.

There is a dining room with window framing views to front, a room with good proportions which could be ideal for other uses including separate sitting room, TV room or a large home office.

The living room enjoys a position to the rear with French doors opening out to rear gardens and a fireplace providing the focal point.

At the heart of the property is a good sized kitchen equipped with a range of base and eye level units with worksurfaces over, space for a range style cooker, ample space for a breakfast or dining table and with window framing views to front and side. There is a door off to a useful side entry with doors to front and rear garden and a good sized utility off with additional base units, space for further appliances and window framing views across rear gardens.

On the ground floor there are two bedrooms including a good sized master with high ceilings and window framing views across the rear gardens. There is a well appointed bathroom with a suite comprising corner bath, fitted vanity units with wash basin and storage, closed cupboard WC, tiled floor, part tiled walls and window framing views to rear.

To the first floor, the landing has doors leading off to two further good sized bedrooms, both with sky lights and both sharing a smart shower room with shower cubide, wash hand basin set in vanity unit and WC.

To the rear, there are attractive landscaped gardens with a paved terrace, ideal for outside dining, fitted pizza oven, side entrance via gate, shaped lawns and a good degree of privacy.

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

Services: Mains 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

Our Ref: JGA/28032023

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







Ground Floor

Approximate total area⁽¹⁾

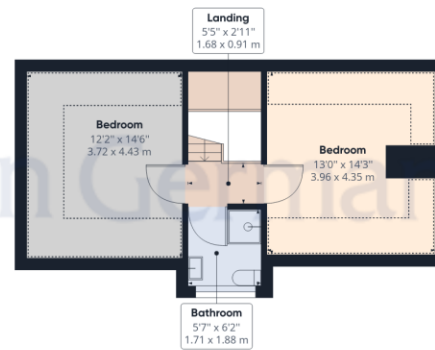
1749.73 ft²

162.56 m²

Reduced headroom


186.28 ft²

17.31 m²



Floor 1

(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		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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