

# The Park Pale

Tutbury, Burton-on-Trent, DE13 9LB

John German









# The Park Pale

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£375,000

Lovely well laid out family home located within easy walking distance of the centre of Tutbury with a great park opposite and lots of open green spaces.





The light and airy interior features a large modern open plan dining kitchen, spacious lounge, double aspect ground floor study/sitting room, ground floor WC and four very well proportioned bedrooms with en suite to master and a first floor family bathroom.

Entrance to the property is via an entrance porch which open into a hallway with stairs rising to the first floor landing, an under stairs storage cupboard and doors leading off to the ground floor living spaces. Off the entrance hall is a very useful utility room fitted with a range of storage units and open shelving, roll edge worksurfaces with inset twin bowl sinks, tiled splashbacks, entrance door and window to the side. The WC is also located off the hallway which is fitted with a two piece suite comprising low flush WC and washbasin. The ground floor study or sitting room is a pleasing restful space with a lovely double aspect via large windows overlooking the front of the property.

The dining kitchen runs the full length of the property and is fitted with a full range of modern cream matt base and eye level units with under unit lighting, roll edge worksurfaces, inset one and a half bowl sink unit, tiled splashbacks, built-in "Neff" eye level double oven, "Neff" induction hob with pull out extractor hood over, space for dishwasher and an American style fridge freezer and window to the front. The dining area features a matching dresser unit with glazed display cabinets and display shelving with drawers and cupboards beneath. Sliding patio doors provide a lovely view of the garden as well as access out onto the patio.

The lounge also overlooks the rear garden with sliding patio doors and a feature fireplace with a living flame gas fire.

On the first floor stairs lead to a landing with doors off to the bedrooms and to the family bathroom with a modern three piece suite comprising panelled bath with shower over and glass screen, low flush WC and wash basin encased in a vanity unit providing lots of useful bathroom storage, chrome heated towel rail and window to the rear.

The master bedroom overlooks the front elevation with fitted wardrobes and built in over stairs storage. The master ensuite is fitted with three piece suite comprising corner shower, concealed flush WC and vanity washbasin with cupboard storage beneath, chrome heated towel rail and window to the front. Bedrooms two and three are both doubles with built-in bedroom storage and bedroom four is a good sized single bedroom.

Outside, the front garden is mainly laid to lawn with lovely flowering borders and a decked seating area. There is gated access along both sides of the property leading to a very pretty flat lawned garden with generous and well stocked borders, a spacious paved patio and a timber summerhouse. The garden enjoys an open aspect and views over green spaces to the rear. A paved pathway leads down past a tiered vegetable garden and a greenhouse to the lower level where there is another greenhouse and a garden shed. There are three further sheds located on either side of the house.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

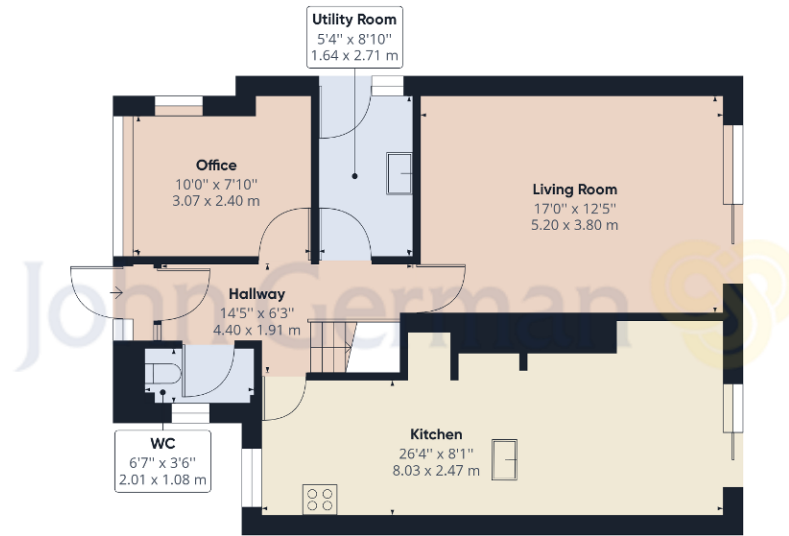
**Our Ref:** JGA/25042023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







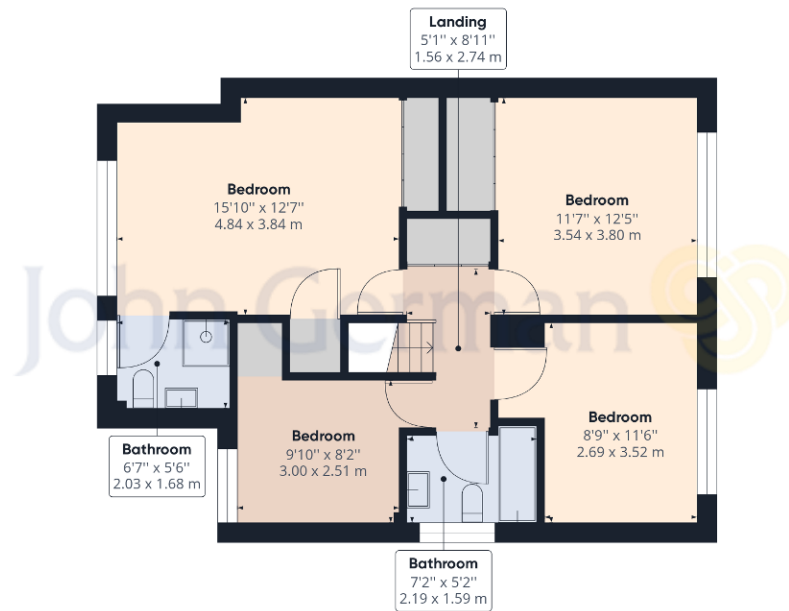


Ground Floor

Approximate total area<sup>(1)</sup>

1446.05 ft<sup>2</sup>

134.34 m<sup>2</sup>



Floor 1

(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.

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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		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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