

Cornmill Lane

Tutbury, DE13 9HA

John 
German





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£200,000

This delightful good sized double bedroom cottage featuring a substantial two storey extension to rear, is set within good sized gardens in a desirable village. Offering a fantastic flexible layout having lounge with log burner, sitting room and a superb open plan dining kitchen.



This superb character home features many highlights including a spacious open plan design to the ground floor with tiled flooring through. The windows to the front have been recently double glazed.

The cosy lounge area has a log burning stove providing the focal point set in a brick fireplace, together with window to front and a wide open archway providing an open plan feel through to the sitting room area.

The sitting area has a useful under stairs storage cupboard, staircase off to first floor and wide open arch into an impressive open plan dining kitchen, forming the heart of the property.

The kitchen is fitted with a range of base and eye level units with marble finished surface, part vaulted ceiling with inset skylights and a range of integrated appliances including ceramic hob, cooker hood, built in oven, plumbing for washing machine, spotlights, ceramic Belfast style sink, window and door opening out to the rear garden.

With the ground floor having such a flexible layout, it can be used in many ways with different areas making it ideal for a multitude of different buyers.

The staircase off to the first floor landing gives access off to two good sized bedrooms. The master is a particularly good sized double with fitted wardrobes to the side of the chimney breast and window framing views to front. Bedroom two is also capable of being a double bedroom with a fitted wardrobe and views across the rear gardens.

There is a first floor bathroom with a suite comprising bath with shower over and shower screen, pedestal wash hand basin and WC.

The property is set behind a small front garden with gate and path to front entrance door and to the rear. There are wonderful well established gardens beginning with a paved terrace and gate opening into a lawn garden with established hedging. To the bottom of the garden is a timber shed and concrete terrace, ideal for outside dining.

Buyers should be aware, the adjoining property has right of access across the rear, as does this cottage over neighbouring properties, giving useful side access to the rear garden.

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

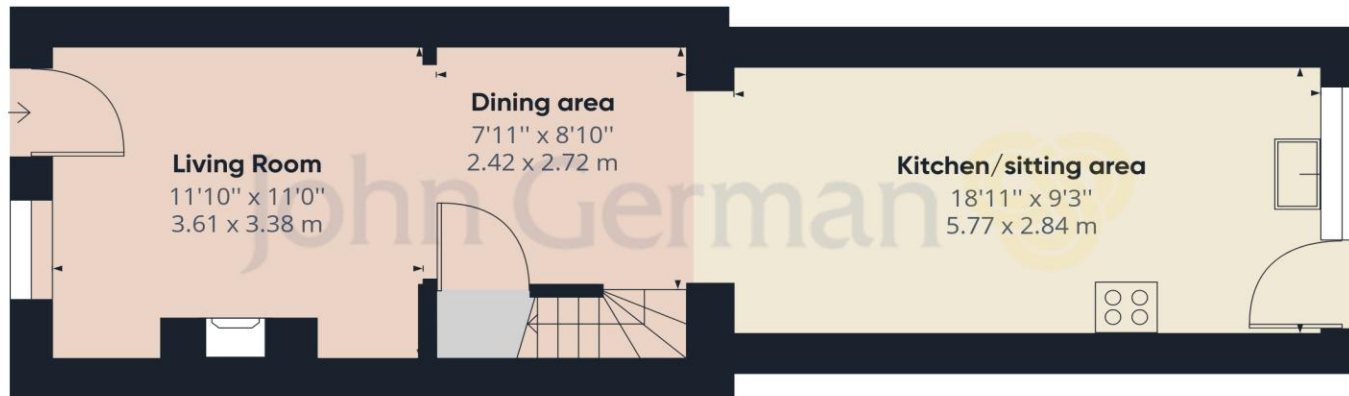
www.eaststaffsbcc.gov.uk

Our Ref: JGA/08082023

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





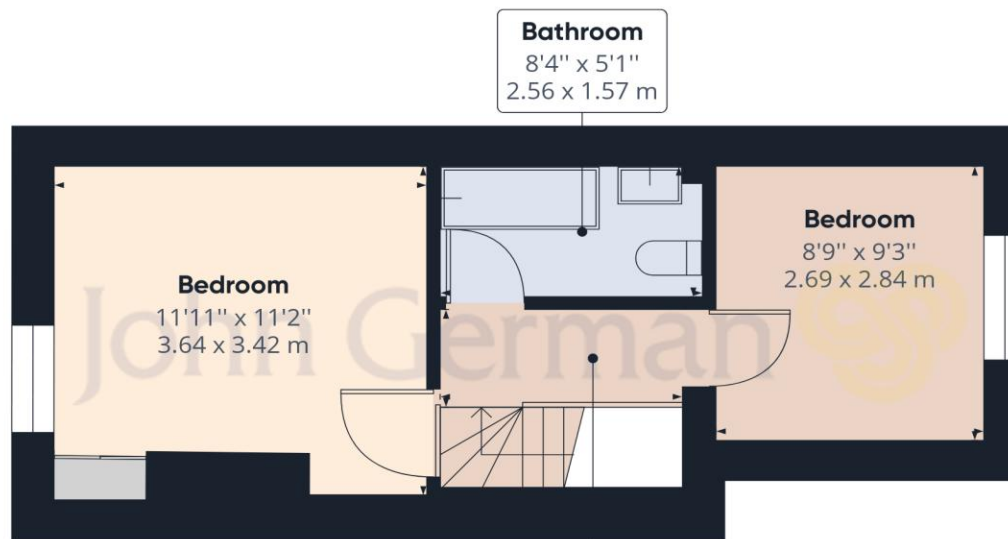


Ground Floor

Approximate total area⁽¹⁾

685.38 ft²

63.67 m²



Landing
7'9" x 3'5"
2.38 x 1.06 m

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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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