

Silk Mill Lane

Tutbury, Burton-on-Trent, DE13 9LE

John
German





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Offers Over £365,000

An attractive & spacious detached family home boasting a range of character features situated within the sought after village of Tutbury.



This very well-presented detached family home sits proudly within the sought after Tutbury village with its famous castle, attractive architecture along its high street boasting a range of boutique shops, restaurants, pubs and cafés. Located only a short distance away is Richard Wakefield C Of E Primary School making this location a great location for families with young children. The neighbouring village of Hatton boasts a train station, butchers and supermarket. There are good nearby transport links with access to the A38 and A50.

The property comprises of front entrance door opening into the welcoming hallway with tiled flooring, carpeted stairs rising to the first floor landing and doors off to the ground floor accommodation. The guest cloakroom has a low-level WC, wash hand basin with tiled splashback and a useful built in utility cupboard having space and plumbing for washing machine. The living room is a beautiful dual-aspect room with windows to front aspect and French doors with glazed side panels opening out onto the rear garden, both wall and ceiling light points, wooden effect flooring and a brick-built fireplace. The 2nd reception is a fantastic versatile second reception room and has previously been used as both a study and a playroom and has a window to the front aspect, built in storage cupboard, wooden effect flooring and a ceiling light point. The heart of the home is the impressive kitchen/diner fitted with a range of matching shaker style wall and base units with oak worktops and tiled splashbacks. There is a tiled flooring, useful pantry storage cupboard, a range of integrated kitchen appliances along with space for a range style cooker. There is an attractive brick fire surround, two windows to the side aspect along with a window which looks out over the garden and French doors give access onto the patio.

Upstairs the master bedroom has a feature exposed brick wall along with windows to both the front and rear aspect, attractive wooden effect flooring, and a generous range of built-in wardrobes and its own en-suite shower room. Bedroom two is a further double bedroom with a vaulted ceiling with Velux skylight, window to the side aspect overlooking the rear garden and wooden effect flooring. Bedroom three is an additional double bedroom with window to the front aspect, wooden effect flooring and a cupboard housing the boiler. The family bathroom comprises of bath with rainfall shower over, low level WC, wash hand basin, chrome style heated towel rail, window to the side aspect, spotlights to the ceiling and useful under stairs storage space. Stairs then rise from the landing to the 2nd floor where on the landing there is additional eaves storage space, Velux window and a door leading into the fourth double bedroom with two Velux windows, ceiling light point and wooden effect flooring.

Outside the property has a side driveway providing off-road parking and giving access to the detached garage, and a gate which leads to the rear garden which has a paved patio seating area ideal for entertaining family & friends, artificial lawn and steps from the patio lead up to the side door of the garage.

Agents Notes – Planning permission has been granted for a single storey side extension. Details can be found on the East Staffordshire Borough Council website under planning reference P/2020/01078

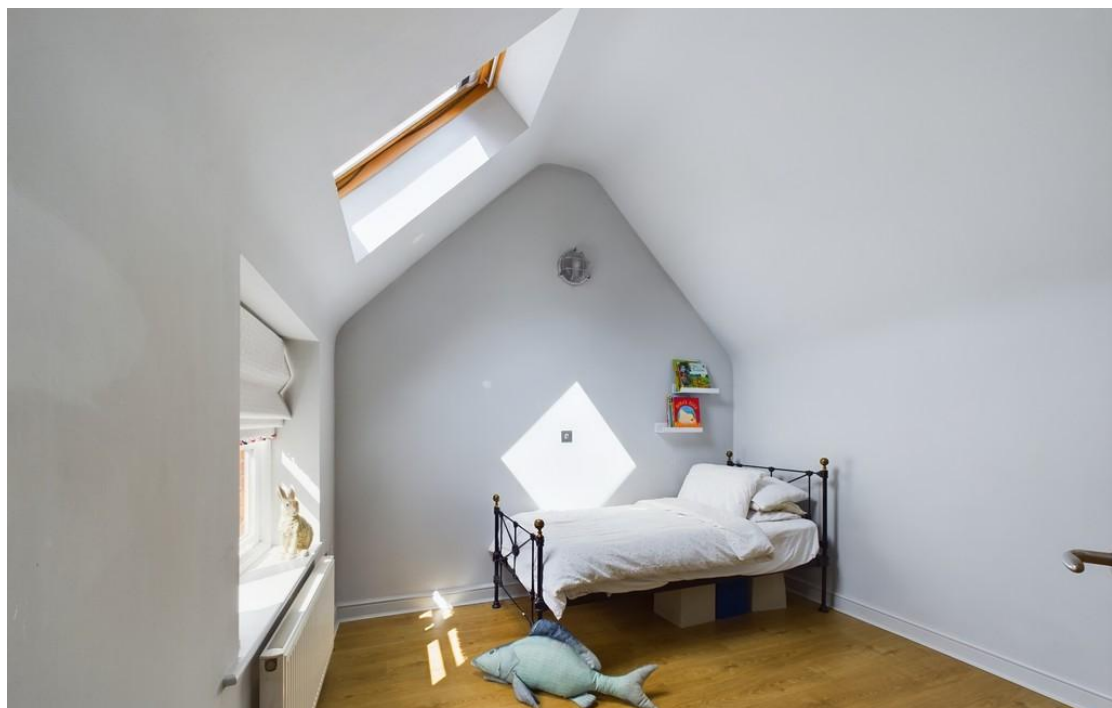
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

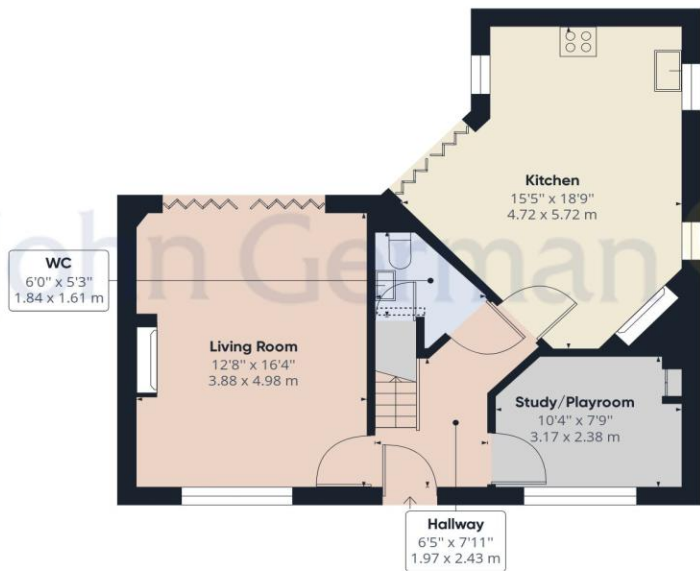
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA04092023

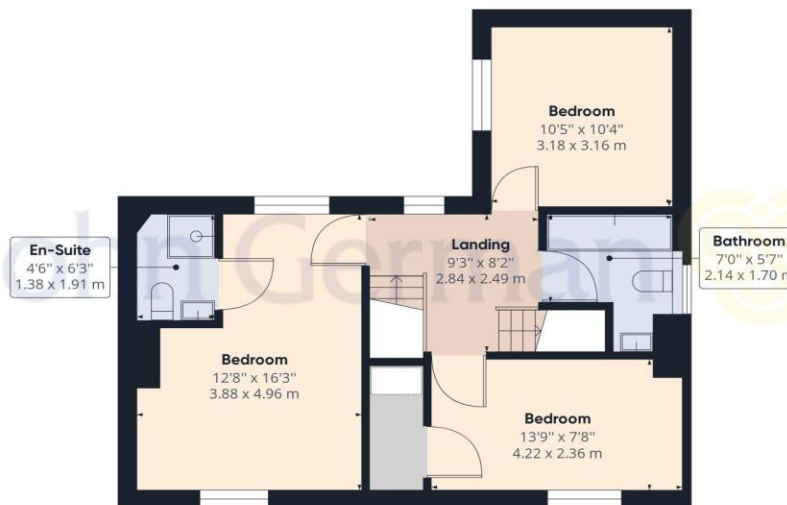
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1337.16 ft²

124.23 m²

Reduced headroom

57.55 ft²

5.35 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.

GIRAFFE 360



Floor 2 Building 1



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		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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