

Lavender Way

Tutbury, Burton-on-Trent, DE13 9LN



A superb village home with a lovely modern interior ready to move into with highlights including smart fitted kitchen, spacious lounge/diner, three bedrooms, family bathroom and allocated parking space.

No upward chain.

£275,000

John German 

Situated on the popular Heritage Park development is this superb three bedroom family home in a favoured village location with Tutbury famous for its castle, together with a charming high street having boutique stores, popular pubs, primary school and shops offering an excellent level of convenience.

The house itself is ready to move into with the advantage of no upward chain. The front entrance door opens into the reception hall with stairs off to first floor and doors leading off.

As you walk through the hall, to the left there is a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for appliances and window framing views to front.

Across the hallway is the guest WC with close coupled WC and wash hand basin and window to front.

Completing the ground floor accommodation is a spacious living/dining room with window to side and French doors opening out to the rear gardens together with a useful under stairs storage cupboard.

To the first floor, the property has a large gallery style landing with doors leading off to three bedrooms, two of which are generous doubles and a comfortable single third bedroom. All share a smart family bathroom with a suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The gardens to rear are generously sized with shaped lawns, timber shed, a gravelled side garden and a gate opening into a residents car park to rear where the property has the benefit of allocated parking for two cars.

Agents note: The property is subject to an estate management fee which is currently £141 per annum.

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

Property construction: Brick

Parking: Allocated spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

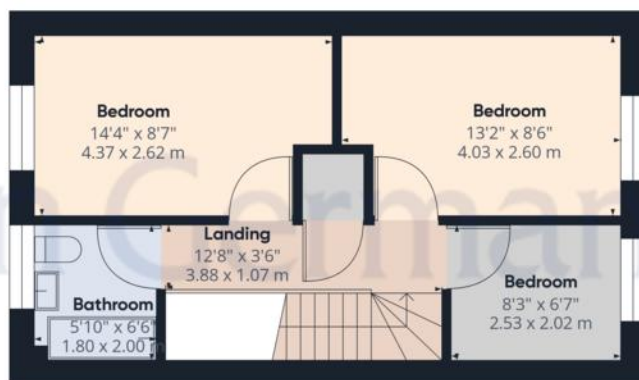
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/23022024

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Ground Floor



Floor 1

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Approximate total area¹⁾

799.13 ft²
74.24 m²

Reduced headroom

10.13 ft²
0.94 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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