

# Park Lane

Tutbury, Burton-on-Trent, DE13 9JQ



Occupying a lovely large garden with far reaching views to the rear in this popular village makes this an exciting project to refurbish and extend to create a desirable family home which is currently offered with no onward chain and vacant possession.

£350,000

John German 

Tutbury has a charming high street with a range of boutique shops, restaurants, pubs and cafés and of course the Castle. The village also has a primary School and the neighbouring village of Hatton has a train station, butchers and Co-Op supermarket. There are good nearby transport links with access to the A38 and A50.

A uPVC double glazed entrance door leads into a lobby that has an internal door into the garage plus a glazed door into the reception hall. Stairs lead to the first floor and leading off is a ground floor half tiled shower room equipped with a walk in shower, WC and pedestal wash hand basin.

To the front of the property is the kitchen that is attractively fitted with a range of base cupboards, drawer and wall units surmounted by worktops having an inset composite sink and mixer tap with tiled splash backs, gas hob with extractor fan in canopy over together with an eye level electric oven and microwave plus an integrated dishwasher.

Adjacent to the kitchen is the dining room with bow window to the front offering potential to knock through into a large family kitchen diner.

At the rear of this is a separate sitting room which has a fireplace and wide square opening leading into an attractive sun lounge which is double glazed and comes with a useful range of fitted storage cupboards together with wide patio doors opening out onto the garden and enabling access to the far reaching views in a generally easterly direction.

To the first floor landing there is loft access and an airing cupboard housing a Worcester gas fired combination boiler. On this floor there are two excellent double bedrooms, the one to the rear has an extensive range of fitted wardrobes, drawers and cupboards plus a vanity wash hand basin, and enjoys the wonderful far reaching views to the rear over allotments, Tutbury and countryside beyond. The third bedroom could easily be used as a study and all are served by a separate bathroom being fully tiled and equipped with a bath with electric shower over, pedestal wash hand basin and WC.

To the front of the property is a block paved driveway together with hardstanding and turning area flanked by a lawn with attractive borders. A good sized garage lies to the side with electric up and over door, fitted utility area with plumbing for an automatic washing machine and a door opening to the rear. A side pedestrian access leads to the large rear garden which has a spacious patio area, extensive lawns with stocked borders backing into allotments and enjoying far reaching views over Tutbury to countryside beyond. There is also a greenhouse and garden shed.

**Note:** The roof was recovered in circa 2016.

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

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

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

**Broadband type:**

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 E

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

**Our Ref:** JGA/29052024

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**Approximate total area<sup>n</sup>**

1334.02 ft<sup>2</sup>

123.93 m<sup>2</sup>

**Reduced headroom**

12.14 ft<sup>2</sup>

1.13 m<sup>2</sup>

(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		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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