

# Ironwalls Lane

Tutbury, Burton-on-Trent, DE13 9NH



A very appealing dormer style semi detached house enjoying a pretty garden plot with spacious driveway to the front, being offered with vacant possession and no onward chain, with access to excellent local amenities in this popular village.

Offers Over £250,000

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.

Accommodation - An entrance door leads into a central reception hall having stairs off. To the right is a through lounge/dining room with a contemporary style marble fireplace having inset living flame gas fire together with patio doors leading to a side garden and dual aspect windows.

Opposite is a breakfast kitchen which is extensively fitted with a range of base and wall units surmounted by worktops have inset one and a half bowl sink with mixer tap and tiled splash backs. There are numerous appliance spaces with plumbing for an automatic washing machine, space for a slot in electric double oven and cooker with extractor hood over (cooker is available if required), a wall mounted gas boiler, tiled flooring, dual aspect windows to the front and side plus a heated towel rail and an integrated dishwasher.

At the bottom of the hall is a ground floor bedroom having laminate floor and a rear facing window. This also has an attractive en suite wet room with tiled surrounds, shower, wash hand basin, low level WC and heated towel rail.

A turned staircase leads via a half landing to the first floor where there is an attractive and spacious double bedroom with large velux window to the rear off which is a dressing room, an en suite shower room and a very useful walk in storage area.

The property is set back from the road behind a driveway (access is shared with the property next door) that leads to excellent parking comfortably fitting two to three cars. There is a picket timber gate leading to the gardens that lie mainly at the front and side having attractive borders with lawns and patio that is an excellent sun trap, a summerhouse and a gazebo. There are numerous outside lights and a garden tap.

**Notes:**

Probate has been granted.

There is a Tree Preservation Order on the lime tree.

Shared access to the driveway.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 B

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

**Our Ref:** JGA/02082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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