

# Ironwalls Lane

Tutbury, Burton-on-Trent, DE13 9NH

John  
German





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£295,000

A traditional extended semi detached home with a stunning ground floor layout in a popular village location with highlights including cosy lounge with open fire, impressive dining kitchen with sitting area, dining room with vaulted ceiling, two bedrooms & a box room, family bathroom, good sized rear garden and ample parking.

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.

Set behind a good expansive driveway with gate and timber porch giving access to the garage. A front entrance door opens into an impressive reception hall with wood flooring, a useful under stairs cupboard plus a further cloaks cupboard.

The lounge is a lovely room having a focal point open fireplace and window framing views to the front.

Along the hall is the highlight of the house - the superb open plan living and dining kitchen equipped with a range of base and eye level units, work surfaces over, integrated eye level double oven, hob and extractor hood plus wine cooler. There is also a wooden block breakfast bar and superb living area with multi fuel stove, ample space for sofas and window framing views across the rear garden.

An archway leads to an impressive dining room with feature vaulted ceiling having window to rear and French doors to side.

Completing the ground floor accommodation is a useful utility room with additional appliance space and guest WC off with a two-piece suite.

On the first floor are three bedrooms, the master has the benefit of fitted wardrobes either side of the chimney breast. Bedroom two enjoys views over the rear garden and a box room, currently used as a nursery which would also make an ideal study.

The well-appointed family bathroom has a refitted suite comprising bath with shower over and shower screen, wash basin with fitted storage under and WC complemented by stylish tiling.

Outside - To the rear is a patio area that extends onto a raised deck, perfect for al fresco dining and entertaining. A gravelled planting bed lies adjacent and beyond is an extensive lawn with hedged and fenced boundary.

**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 and garage      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:** Fibre

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

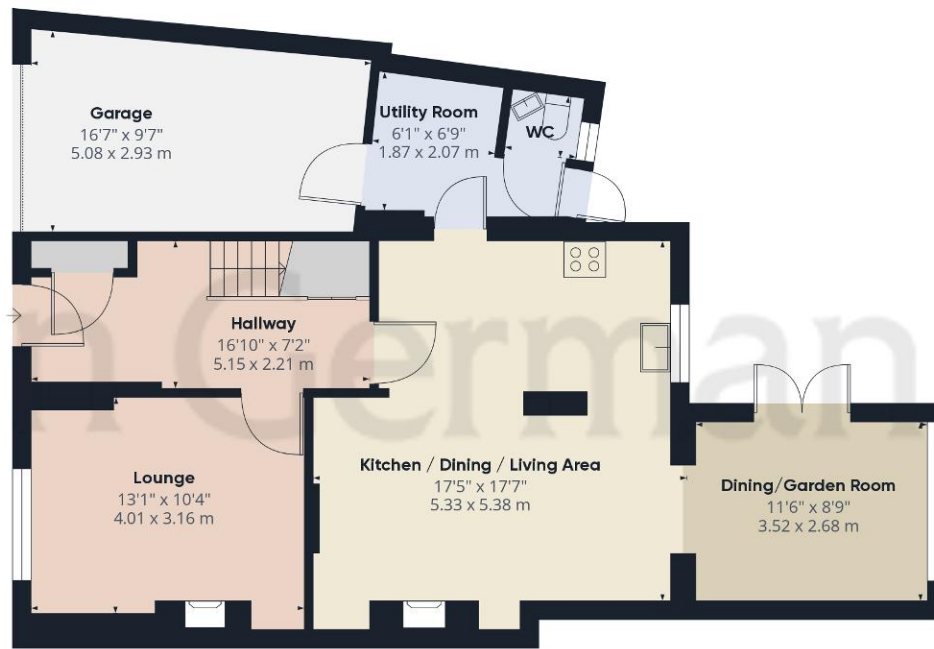
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23092024

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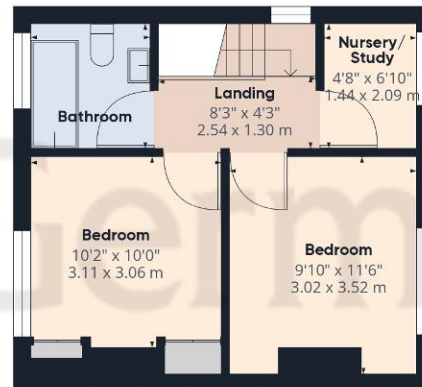


Ground Floor

Approximate total area<sup>(1)</sup>

1203.94 ft<sup>2</sup>

111.85 m<sup>2</sup>



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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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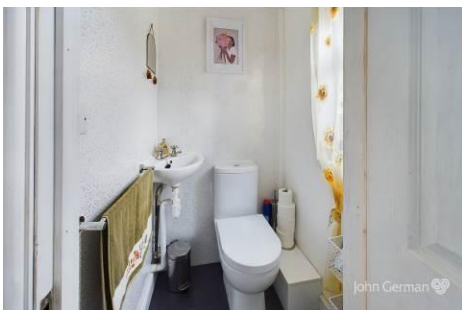
### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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