

# Green Lane

Tutbury, Burton-on-Trent, DE13 9NN

John   
German






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£725,000

A photograph of a bright, spacious living room. The room features a light-colored carpet, a green sofa with purple and yellow cushions, and a matching armchair. Large windows are dressed with floral curtains and valances. A wooden side table holds a lamp, and a television sits on a dark wood console. In the foreground, a dining table with a floral tablecloth and wooden chairs is partially visible.

**Substantial detached character property ready for its new owners to put their own stamp on. Featuring 4 bedrooms, multiple reception rooms, an indoor swimming pool and a large detached double garage, this property is sure to impress. Set on a generous plot of 0.75 of an acre in close proximity to the village centre, this home is a true one off!**

The delightful village of 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.

The ground floor offers a spacious and elegant reception hall with stairs rising to the first floor having a large picture window over. There are multiple reception rooms including an 'L' shaped drawing room with a feature fireplace, an excellent study/family room, a separate dining room with a conservatory off and a sitting room.

Also off the hall is a breakfast kitchen which is equipped with a range of units, worktops and integrated appliances. Off the kitchen is an adjacent breakfast room, a utility room and a front and rear porch all offering further scope for enlargement.

The indoor swimming pool is accessed from both the front and rear hall. Completing the ground floor accommodation is a modern cloakroom/WC with access to an understairs storage cupboard.

The first-floor landing gives access to a fitted master bedroom complemented by a very spacious dressing room together with an en-suite shower room. There are two further excellent double bedrooms together with a good-sized single, all of which are served by a family bathroom and a second separate shower room.

Outside, the property is set back in the plot off Green Lane, surrounded by its magnificent gardens which comprise of extensive lawned areas and well stocked borders with tree screening to all aspects. There is a spacious block paved patio and further decking patio areas surrounded by ornamental borders. The driveway sweeps through wrought iron gates to the front and leads to an excellent detached double garage with a powered roller shutter door.

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

**Property construction:** TBC    **Parking:** Drive    **Electricity supply:** TBC    **Water supply:** TBC

**Sewerage:** TBC    **Heating:** TBC

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

**Broadband type:** TBC

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 G

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/12022024

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**Approximate total area<sup>(1)</sup>**  
 2766.32 ft<sup>2</sup>  
 257 m<sup>2</sup>

(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.

GIRAFFE360

Ground Floor Building 1



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

1163.02 ft<sup>2</sup>  
108.05 m<sup>2</sup>

**Reduced headroom**

12.61 ft<sup>2</sup>  
1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

108.05 m<sup>2</sup>

1163.02 ft<sup>2</sup>

(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.

GROUND FLOOR

**Agents' Notes**

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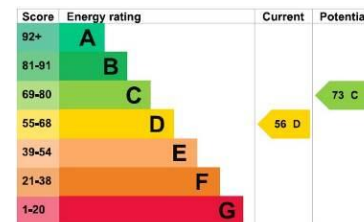
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