

# Ironwalls Lane

Tutbury, Burton-on-Trent, DE13 9NH

John   
German







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£360,000

A light, bright and spacious bungalow featuring a stunning interior that has been significantly enhanced a refitted dining kitchen, refitted shower room, re-wiring and good sized lounge/diner all in a non estate location with large drive and garage.





Situated in the pretty village of Tutbury is this impressive detached bungalow located towards the top of Ironwalls Lane. It is just a few minutes walk from the charming high street with its 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 providing plenty of off road parking and access down to a detached single garage. The front entrance door opens into an L-shaped hall with quality herringbone patterned floor and high ceilings enhancing the feeling of space throughout.

The light and spacious lounge/dining room has a picture window overlooking the rear garden and a feature point fire surround. Across the hall is the superb refitted dining kitchen equipped with a range of grey units with smart work surfaces over incorporating a sink and drainer unit set below one of the two windows. Integrated appliances include an integrated oven, hob, extractor, fridge freezer and dishwasher plus space for a washing machine. There is ample space for a dining table, herringbone wood effect flooring and a door opening into a useful rear porch with access to the rear garden. It offers the potential to be further enhanced into a boot room or breakfast room.

The bungalow has three bedrooms, the master is a dual aspect room with large picture windows and plenty of space for furniture. The two further bedrooms are also double sized rooms and all share the impressive refitted shower room with a large glazed shower enclosure, pedestal wash hand, WC, modern tiled walls, decorative tiled floor, chrome ladder radiator and side facing windows.

To the rear there is a paved patio and a shaped lawn surrounded by planted borders and some fruit trees including pear, Victorian plum and Bramley apple.

Viewing is highly recommended to appreciate the plot, position and space on offer, available with the advantage of no upward chain.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains      **Water supply:** Mains      **Sewerage:** Mains

**Heating:** Gas (combi boiler installed 2020)

(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 D

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

**Our Ref:** JGA/15022024

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**Approximate total area<sup>(1)</sup>**  
 1080.06 ft<sup>2</sup>  
 100.34 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.

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### Agents' Notes

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



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