

Ironwalls Lane

Tutbury, Burton-on-Trent, DE13 9NH

John
German



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£395,000

Spacious detached home with well laid out, nicely proportioned rooms suitable for young and old alike. Set on a generous plot with extensive parking, garage and carport, formal gardens and a very productive vegetable garden all of which really needs to be viewed in person to be fully appreciated.



Entrance to the property is via a spacious entrance hall off which all of the main rooms can be accessed and featuring glass walls into the lounge and dining room. There is a large cloaks cupboard and access to the loft space. The open plan lounge and dining room are both lovely sizes with double aspect windows. The lounge has a bow window overlooking the front elevation as well as a handsome fireplace fitted with a log burning stove.

Moving through to the breakfast kitchen which is fitted with an extensive range of base and eye level units with melamine finished worktops extending to form a breakfast bar, an inset one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in oven, four ring gas hob with extractor hood over and room for an under counter fridge. A window overlooks the side elevation whilst a glazed entrance door leads out to a side porch which in turn opens to the side of the house.

Next we come to the bathroom which is fitted with a low flush WC, pedestal wash basin, panelled bath and a separate shower enclosure, extensive tiling, heated towel rail and a window to the side.

To the rear of the bungalow is a very generous utility room which is fitted with a range of base and eye level units with worktops space over, inset double sink, tiled splashbacks, plumbing for a washing machine and space for a tall fridge freezer plus two additional built-in cupboards, double aspect windows, a door into the conservatory and a door into a separate WC.

The large brick-built conservatory has power and lighting and a door that leads out into the garden. Completing the accommodation are three double bedrooms all of which have built-in wardrobes.

Outside, wrought-iron gates open into a large driveway providing extensive parking as well as access to the carport and single garage. The carport extends also over the front entrance to provide protection from the weather. A second set of gates gives access along the side of the property with additional parking.

The rear garden is partly laid to lawn with a large split level block paved patio adjacent to the rear of the house great for outdoor entertaining, leading onto a vine covered gazebo. At the end of the garden are two ornamental ponds with steps that run in between and up on to the top of a raised area planted with herbaceous shrubs. The plot then stretches at right angles to the left where there are impressive vegetable plots, an excellent range of fruit trees and bushes, greenhouse and garden shed.

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.

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: Mains 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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04072025







Approximate total area⁽¹⁾
1377 ft²
127.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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