



Offers In Excess Of £300,000

2 Bedroom Semi-Detached House for sale
22 PARK LANE, TUTBURY, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

Tucked away on an expansive plot with breath-taking views over rolling countryside and the historic silhouette of Tutbury Castle, this beautifully enhanced home with an extended open-plan kitchen, dining, and family room that's made for modern living.



Key Features

- BOOK YOUR VIEWING AT THE HOME LAUNCH EVENT 17&18 MAY
- Extensive Plot
- Stunning Kitchen/Diner Extension - Bi-Fold Doors
- Rolling Countryside Views
- Utility Room
- Living Room With Log Burner
- Modern Family Bathroom
- Two Double Bedrooms + Study/Nursery
- Castle Views
- ENQUIRE VIA OUR EWEMOVE WEBSITE OR CALL 24/7



Tucked away on an expansive plot with breath-taking views over rolling countryside and the historic silhouette of Tutbury Castle, this beautifully enhanced home offers the perfect blend of modern comfort and rural charm.

Step into the heart of the home-an extended open-plan kitchen, dining, and family room that's made for modern living. With sleek grey gloss cabinetry, streamlined worktops, and integrated appliances including an eye-level oven, microwave, gas hob, and dishwasher, the kitchen is both stylish and functional. The space flows effortlessly into a generous dining and TV area, all framed by bi-fold doors that open wide to reveal a large garden and spectacular vistas-ideal for indoor-outdoor living and entertaining.

A separate utility room provides space for your washer and dryer, keeping the main living areas clutter-free. Meanwhile, the cosy front living room features a charming log burner, perfect for winter evenings in, and a handy storage cupboard tucked under the stairs.



Upstairs, you'll find two double bedrooms, with the master bedroom showcasing uninterrupted countryside views-wake up to rolling fields on the horizon. There's also a modern family bathroom and a smaller room ideal as a nursery or home office.

Outside, the home continues to impress. A gravelled driveway offers ample off-road parking and includes an EV charging point. The private front garden adds curb appeal, while the generous rear garden is a true escape, complete with a patio area, two sheds, greenhouse, external power points, and a garden t a p-perfect for green fingers and garden parties alike.

Recent updates include a new roof, new boiler and windows within the last decade, giving you peace of mind. Plus, with the size of the plot, there's

exciting potential to extend to the side (subject to planning permission), making this a future-proof home you can truly grow into.

Tutbury itself is a haven of amenities, from boutique shops to quaint cafes, all nestled along the picturesque High Street. Historical intrigue awaits at Tutbury Castle and the village museum.

Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton-on-Trent provides excellent shopping and leisure facilities.

The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton-on-Trent.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private gravelled driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating (new boiler 2016).

Conservation Area: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: B.

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Floorplans

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

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



Marketed by Ewemove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com



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