



Cornmill Lane, Tutbury, Burton-On-Trent, DE13 9HA

Asking Price £375,000

Nicholas
Humphreys

Cornmill Lane, Tutbury, Burton-On-Trent

** Three Storey Detached Home ** Historic Location ** Vibrant Village **

A unique and versatile 3/4 bedroom home set in an elevated position with accommodation across three floors set within a generous garden plot with views to the front elevation.

In brief the home benefits; Double Glazing, Gas Central Heating, Guest Cloakroom, Spacious Lounge across the rear aspect with fireplace and door to the rear garden. Across the front aspect is the Open Plan Dining Kitchen with a selection of built-in appliances, the lower floor has a Study/ Fourth Bedroom and a good size Single Garage.

The top floor of this three storey home has a Master Bedroom Suite across the rear aspect with En-suite Shower Room, and Two Further Double Bedrooms, alongside a fitted Family Bathroom.

Tutbury village has a wealth of amenities, with various boutique shops, cafes and public houses, and access to the A50, A38 & M1 commuter routes. View By Appointment.



The Accommodation

From the front elevation are two access doors leading to the internal accommodation, the first alongside the garage into the ground floor study, and the second via steps to the side of the property leading to the panelled entrance door which opens into an impressive Reception Hallway with laminate flooring, staircase rising to the first floor, and stairs down to the lower floor, with a useful under-stairs cupboard and doors to the Lounge, Dining Kitchen and Guest Cloakroom fitted with wash hand basin W.c. & window to the side aspect.

The generously proportioned Lounge is situated across the rear elevation of the property and has laminate flooring, down-lights, fireplace with coal effect gas fire providing an attractive focal point to the room. There is a window to the rear aspect and glazed door opening on to the rear garden patio.

The Dining Kitchen is fitted with an extensive range of matching base and wall cabinets, and appliances including a hob with extractor hood above, double oven, concealed fridge, freezer and dishwasher. There are two windows to the front aspect with an attractive view across the historic village of Tutbury, and ample space for dining table & chairs.

On the Lower Floor, stairs lead down from the Reception Hall to a lower level, with door to a storage cupboard housing the hot water pressurised cylinder, and a further Bedroom currently used as a Study, with a door to the front driveway and an internal door leading into the Garage, with up and over door, power, light, plumbing for washing machine and a gas fired central heating boiler.

The upper level Landing has window to the side aspect and doors off to the Bedrooms and Bathroom.

The Master Bedroom has a window with an attractive garden view over the garden, built-in wardrobes and a door to the large En Suite Shower Room with wash hand basin, W.c., corner shower enclosure, extractor fan and window. There are two further good sized Double Bedrooms with far reaching views to the front aspect, the Third Bedroom has a range of built-in wardrobes, desk & drawers. The Bathroom offers a three piece white suite with chrome radiator and window to the side elevation.

Outside, the property occupies an elevated position with far reaching views to the front across the village, and is set behind a lawn garden area with a shared driveway leading to a double width private driveway and good size Single Garage.

There is a gated side access to the rear garden with paved patio, steps to a lawn area with well stocked borders and fenced boundaries.

Reception Hallway

Lounge

5.61m x 3.89m (18'5 x 12'9)

Guest Cloakroom

Kitchen Diner

5.61m x 3.43m (18'5 x 11'3)

Lower Level

Study/ Bedroom Four

3.40m x 2.62m (11'2 x 8'7)

Garage

5.74m x 2.82m (18'10 x 9'3)

Higher Level

Master Bedroom

3.84m x 3.66m (12'7 x 12'0)

En-suite Shower Room

3.12m x 1.83m (10'3 x 6')

Double Bedroom Two

3.40m x 2.82m (11'2 x 9'3)

Double Bedroom Three

3.40m x 2.08m to wardrobes min (11'2 x 6'10 to wardrobes min)

Family Bathroom

2.79m x 1.68m (9'2 x 5'6)

Draft details awaiting vendor approval and subject to change.







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Plan produced using PlanUp.



Council Tax Band E
Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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