



Fauld Lane, Tutbury, Burton-On-Trent, DE13 9GX

Offers Over £700,000

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# Fauld Lane, Tutbury, Burton-On-Trent

An individual architect designed home, located in a pleasant rural location offering substantial family accommodation on a generous plot. Video Tour Available On Rightmove.

The house overlooks open fields to the front and has accommodation which briefly comprises: Covered Porch, Reception Hall, Guest Cloakroom, Lounge with log burner, Dining Room, Farmhouse Kitchen with a selection of fitted units and French patio doors & Utility Room.

The first floor has Master Bedroom with Shower Room En Suite and Dressing room, Guest Bedroom with En-suite Shower Room & Two Further Double Bedrooms alongside a Family Bathroom.

Outside is the Integral Garage, hardstanding for a variety of vehicles and a good sized front lawn garden with side access to the enclosed rear gardens.

View By Appointment.



## Location

Fauld is a semi rural hamlet of properties just outside the larger village of Tutbury which offers good amenities. Fauld is on the road from Tutbury towards Coton and Draycott in the Clay. The A50 and A38 dual carriageways are located nearby as is the A515 Lichfield to Ashbourne Road. Ideal to commute to Derby, Burton & Lichfield.

## The Accommodation

An individual architect designed home, located in a pleasant rural location offering substantial family accommodation on a generous plot with an attractive rural outlook. The accommodation open with a Welcoming Reception Hall with staircase rising to the first floor with double doors through to the lounge and a Guest Cloakroom offering a modern two-piece white suite. The dual aspect Lounge with log burner enjoys views to the front aspect and double doors lead onto the rear block paved patio and garden. The Formal Dining Room on the rear elevation is set alongside the Farmhouse Kitchen with a selection of fitted units and appliances including oven, hob with extractor hood above, free standing fridge freezer space, tile flooring and French patio doors onto the rear garden. The Utility Room has a selection of fitted base units with concealed oil-fired central heating boiler, sink unit and internal door to the garage.

The first-floor gallery landing leads to the Master Bedroom Suite with high vaulted ceiling with sky light windows, En Suite Shower Room, and Dressing Room with window onto the side aspect. The Guest Bedroom also benefits and En-suite Shower Room & Two Further Double Bedrooms alongside a modern fitted contemporary Family Bathroom. The bathroom is comprehensively fitted with a corner bath, hand wash basin with a selection of built-in units and complimentary wall tiling. The home has oil fired central heating system with oil tank concealed within the plot and timber double glazing.

Outside the property is set back with extensive front lawn garden with black paved driveway for a variety of vehicles leading to the single garage with double timber doors. Side access to the enclosed rear gardens with black paved patio and lawn.

## Reception Hallway

## Guest Cloakroom

## Dual Aspect Lounge

7.19m x 3.84m (23'7 x 12'7)

## Formal Dining Room

5.16m x 3.10m (16'11 x 10'2)

## Kitchen Diner

4.72m x 4.19m (15'6 x 13'9)

## Utility Room

3.68m x 2.03m (12'1 x 6'8)

## Gallery Landing

## Master Suite

5.31m x 3.81m (17'5 x 12'6)

## Dressing Room

2.95m x 2.62m (9'8 x 8'7)

## En-suite Shower Room

## Guest Bedroom

4.19m x 3.71m (13'9 x 12'2)

## En-suite Shower Room

## Bedroom Three

4.17m x 3.71m (13'8 x 12'2)

## Bedroom Four

3.35m x 3.20m (11'0 x 10'6)

## Family Bathroom

2.44m x 2.39m (8'0 x 7'10)

## Garage

5.31m x 2.69m (17'5 x 8'10)

Draft details awaiting vendor approval and subject to change.  
Awaiting revised EPC inspection

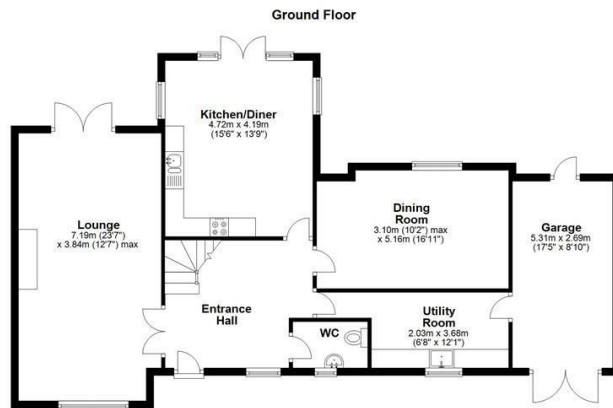












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**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent 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.



Council Tax Band F  
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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