



**Redhill Lane, Tutbury, Burton-On-Trent, DE13 9JW**

**Asking Price £379,950**

Nicholas  
**Humphreys**



# Redhill Lane, Tutbury, Burton-On-Trent

Located within this desirable historic village location, a detached family home positioned on a substantial plot, set back from the road with driveway and front garden, leading to the single garage. The internal accommodation has uPVC double glazing and gas central heating and in brief comprises; a welcoming entrance hallway, guest cloakroom, lounge, dining room with French patio doors and open plan access into the fitted kitchen.

The first floor has four generous bedrooms (three doubles) and a family fitted bathroom. Outside is an attractive rear garden with large paved patio area ideal for entertaining, and a lawn garden offering a good degree of privacy.

The local village provides various amenities, boutique shops, village public houses and is close to open countryside walks. The home has vehicle access to the A50 & A38 commuter routes, positioned between the cities of Derby & Lichfield. All viewings by appointment only.



## The Accommodation

The internal accommodation has a side access door leading into the welcoming entrance hallway with stairs rising to the first floor and a useful under stair storage cupboard, guest cloakroom fitted with a modern white two piece cloakroom suite. The lounge is set across the front aspect with feature Adams style fire place and window across the front aspect overlooking the front garden, double french doors lead through the the dining room. The dining room located on the rear elevation has french patio doors leading onto the substantial rear garden patio and open plan access into the fitted kitchen.

The fitted kitchen has a selection of wall and matching base units, freestanding appliance spaces for washing machine, dishwasher, cooker with gas point and a built in fridge & freezer. A concealed gas fired combi boiler supplies the heating and hot water system and a uPVC stable style door to the rear garden.

The first floor has four generous bedrooms, three doubles and a fourth single bedroom and a family fitted bathroom offering a four piece white bathroom suite with corner bath with an electric shower above, airing cupboard and complimentary wall tiling.

Outside is an attractive rear garden with large paved patio area ideal for entertaining, and a lawn garden backed by mature shrubs and trees offering a good degree of privacy. The front has a driveway offering parking for a variety of vehicles, leading to the single garage.

The local village provides various amenities, boutique shops, takeaway's, village public houses and is close to open countryside walks. The home has vehicle access to the A50 & A38 commuter routes, positioned between the cities of Derby & Lichfield.

## Reception Hallway

## Guest Cloakroom

## Lounge

4.88m x 3.99m (16'0 x 13'1)

## Dining Room

3.10m x 2.74m (10'2 x 9'0)

## Kitchen

3.66m x 2.74m (12'0 x 9'0)

## First Floor Landing

## Master Bedroom

4.01m max x 3.66m (13'2 max x 12'0)

## Bedroom Two

3.18m x 3.02m (10'5 x 9'11)

## Bedroom Three

3.68m max x 2.54m max (12'1 max x 8'4 max)

## Bedroom Four

2.74m x 2.06m (9'0 x 6'9)

## Bathroom

2.74m x 2.06m (9'0 x 6'9)

## Single Garage

## Front & Rear Garden

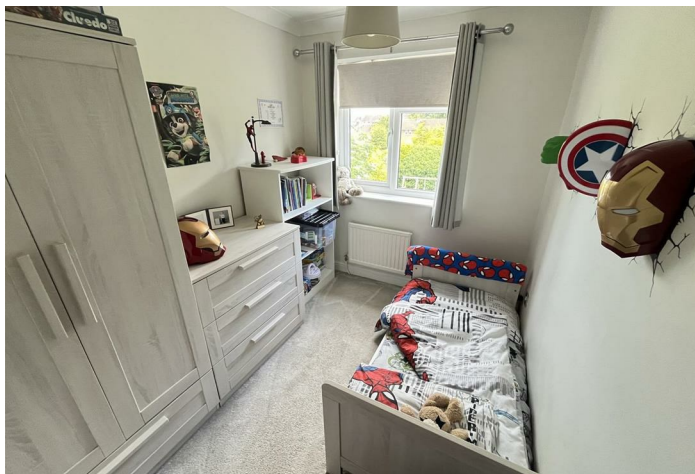
Draft details awaiting vendor approval and subject to change.

Awaiting revised EPC inspection

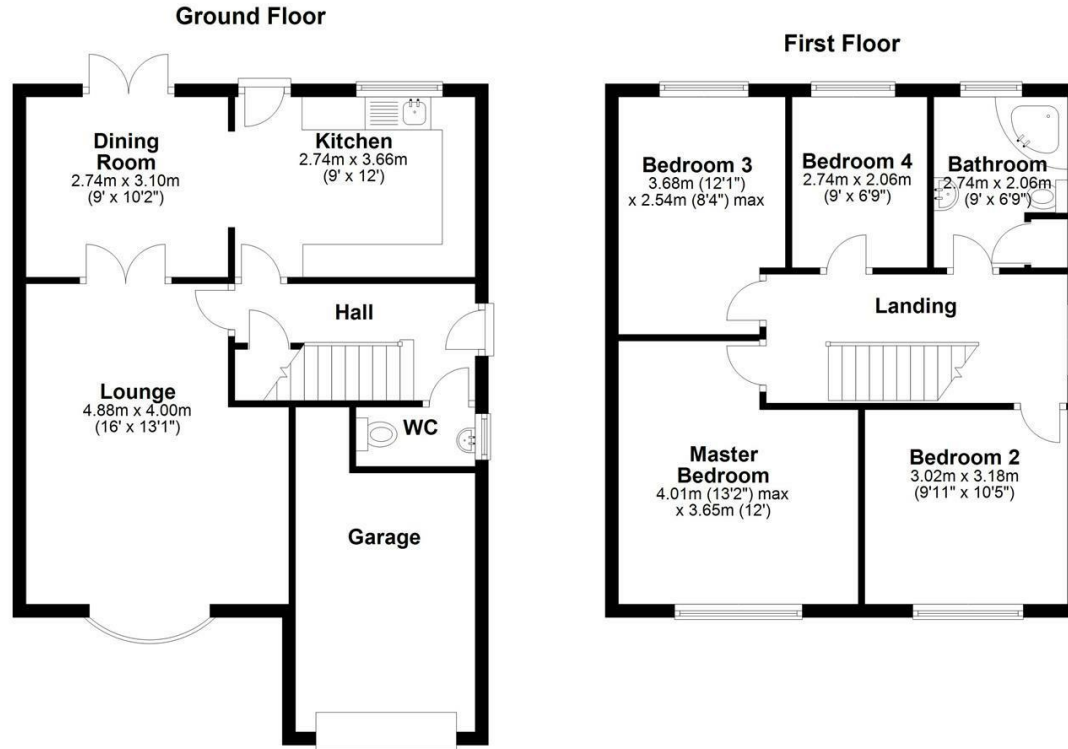












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Council Tax Band E  
Freehold

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(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	

01283 528020

NICHOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN