Ironwalls Lane

Tutbury, Burton-on-Trent, DE13 9NH

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£499,950

This bungalow offers an exceptional home with a high spec, renovated, refitted and extended layout set on a superb 0.22 acre garden plot. With a large, gated drive and a contemporary luxury interior ready to move into together with solar panels combined with 33 kw of battery storage giving it amazing energy efficiency.

This is an outstanding bungalow, superbly remodelled and renovated by the current owners, showcasing a stunning modern flowing interior with a luxury feel ready to move into. With neutral décor & quality LVT flooring throughout the property impresses and is future proofed with 18 solar panels combined with 33 kilo watts of battery storage, significantly enhancing energy efficiency.

Throughout the bungalow the windows have been upgraded with integrated blinds and there is a fab garage for car enthusiast with remote electric doors front and rear and a car charging point, zoned light in the living space and the loft is insulated and part boarded with a ladder for easy access.

Situated on the lovely Ironwalls Lane just a short stroll from a charming High Street in Tutbury with choice of pubs, cafes and boutique stores all adding to the appeal of this lovely location.

Gates open into a generous drive with a front astroturf garden and to the rear an amazing large lawned garden with a paved path around the perimeter.

The hall adds a welcoming entrance with a fitted coat/shoe cupboard with doors leading off.

The lounge is spacious with a dual aspect.

Double pocket doors from the hall open into a well-designed kitchen featuring two Neff ovens with slide and hide doors, five ring gas hob and extractor hood. There are pan draws with additional hidden draws and a pantry cupboard.

Across the rear of the bungalow is a superb open plan living/dining space with a roof lantern adding plenty of natural light together with wide bifold doors connecting the bungalow with the gardens. There is plenty of room for a large 'L' shape sofa and a dining table to entertain.

The master bedroom is a generous room with rear garden views together with the luxury of a fitted-out dressing room and modern ensuite shower room.

Bedroom two is also an impressive double, and there is a well-appointed main bathroom with a shower over the bath with screen.

The furniture may be available by separate negotiation.

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: Driveway & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains & Solar PV with 33 kw of Battery Storage
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA21102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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Approximate total area(1)

161.6 m²

1740 ft²

(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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Agents' Notes

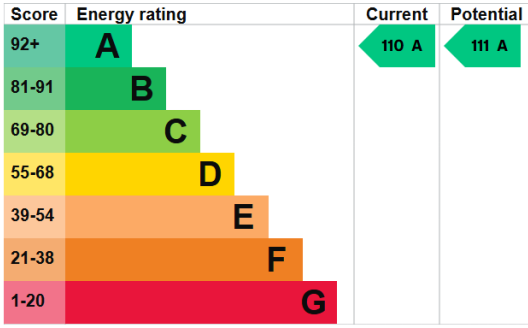
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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