



Green Lane, Tutbury, Burton on Trent, DE13 9NN

Nicholas
Humphreys

Asking Price £275,000

Occupying a sought-after position along Green Lane in the picturesque village of Tutbury, this well-appointed family home offers stylish and spacious accommodation with a generous garden and ample off-road parking. Opening with a welcoming hallway, contemporary open-plan kitchen, which features a broad selection of sleek white gloss-fronted units, built-in double oven, integrated microwave, and a wine cooler. An adjoining side lobby, which also provides access to a guest cloakroom.

The open-plan lounge diner is a bright and inviting space, with a log-burning stove set within a chimney breast, and French patio doors leading out onto the rear decking.

The landing provides access to the loft space which houses the gas-fired combination boiler supplying domestic hot water and central heating, two well-proportioned double bedrooms, one to the front aspect and one overlooking the extensive rear garden, alongside a generously sized third single bedroom. The family bathroom is fitted with a modern white suite including a p-shaped shower bath with curved glass screen. A generous rear garden lies to the rear aspect, and the local village of Tutbury has a wealth of amenities.



The Accommodation

Occupying a sought-after position along Green Lane in the picturesque village of Tutbury, this well-appointed family home offers stylish and spacious accommodation with a generous garden and ample off-road parking. Set back from the road behind a block-paved double-width driveway with dwarf wall and gated entrance, the property opens with a UPVC double-glazed entrance door and matching side panels into a welcoming hallway, complete with oak-effect flooring, a single radiator, and a staircase rising to the first floor.

The heart of the home lies in the contemporary open-plan kitchen, which features a broad selection of sleek white gloss-fronted base units and matching high-level wall cupboards. The kitchen is beautifully finished with preparation work surfaces, a one and a half bowl sink with single drainer, electric hob with extractor hood, built-in double oven, integrated microwave, and a wine cooler. Further integrated features include a concealed dishwasher and space for both a washing machine and tumble dryer. A breakfast bar offers additional seating, and the ceramic tiled flooring continues seamlessly into the adjoining side lobby, which also provides access to a guest cloakroom with low-level WC, hand wash basin with storage, and a heated chrome towel rail.

The open-plan lounge diner is a bright and inviting space, with laminate flooring throughout, a log-burning stove set within a chimney breast as its central feature, and French patio doors leading out onto the rear decking and garden beyond. A UPVC double-glazed window ensures natural light floods the room, while radiators provide warmth and comfort.

The first floor landing provides access to the loft space which houses the gas-fired combination boiler supplying domestic hot water and central heating. The first floor features two well-proportioned double bedrooms, one to the front aspect and one overlooking the extensive rear garden, alongside a generously sized third single bedroom. The family bathroom is fitted with a modern white suite including a p-shaped shower bath with curved glass screen, hand wash basin set within a vanity unit, low-level WC, complimentary wall tiling, radiator, extractor fan, and UPVC double-glazed window.

Externally, the rear garden offers an ideal space for entertaining and family life, with a decked seating area leading down to a lawned garden with fenced boundaries. Located within walking distance of Tutbury's historic centre, the property enjoys easy access to a variety of village pubs, convenience stores, and boutique shops, while excellent transport links via the A50 and A38 ensure convenient commuting. Viewings are strictly by appointment only.

ENTRANCE HALL

LOUNGE DINER

6.20 x 3.30 (20'4" x 10'10")

MODERN KITCHEN

4.32max x 4.04max (max x max) (14'2"max x 13'3"max (max x max))

FRONT LOBBY

CLOAKS WC

FIRST FLOOR LANDING

BEDROOM ONE

3.48 x 3.23 (11'5" x 10'7")

BEDROOM TWO

3.51 x 2.97 (11'6" x 9'9")

BEDROOM THREE

2.16 x 2.08 (7'1" x 6'10")

BATHROOM

2.39 x 2.24 (7'10" x 7'4")

OUTSIDE FRONT

REAR GARDEN

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

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Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

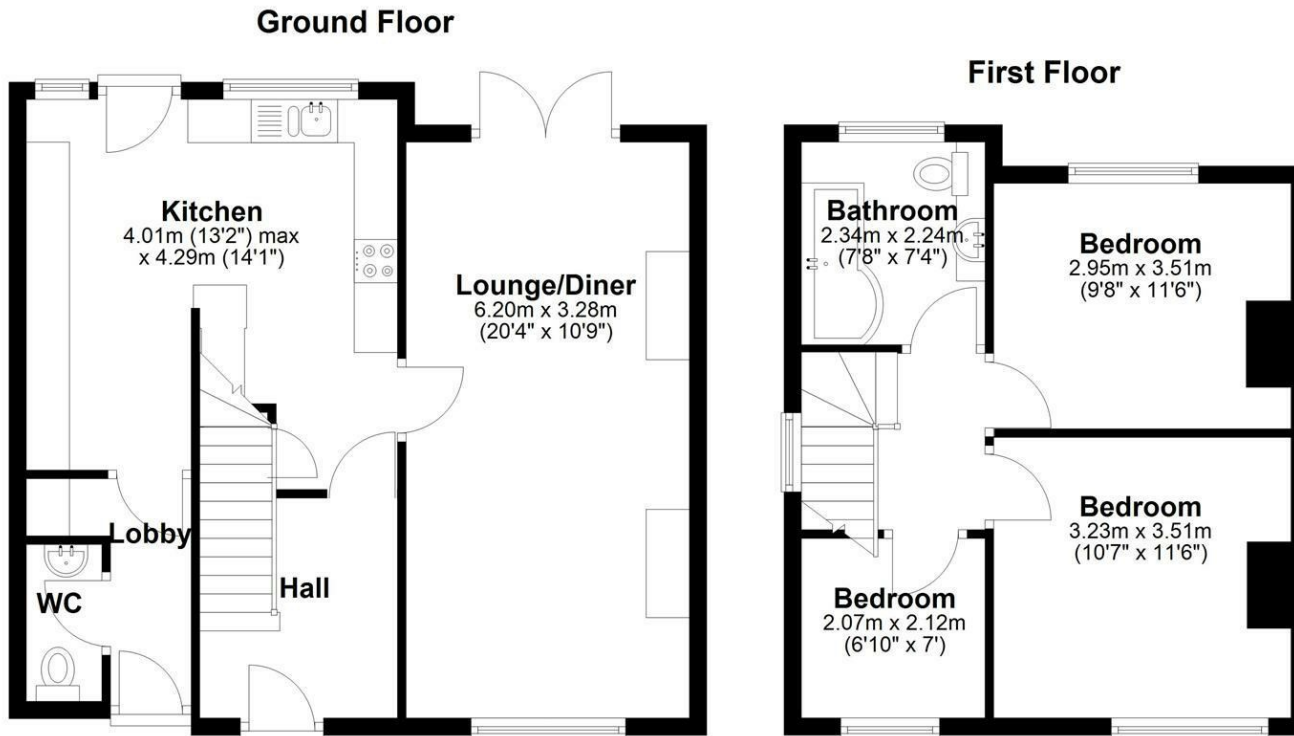
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

Draft details awaiting vendor approval and subject to change, Tenant in notice to leave this can cause a delay to the purchase and sale process.



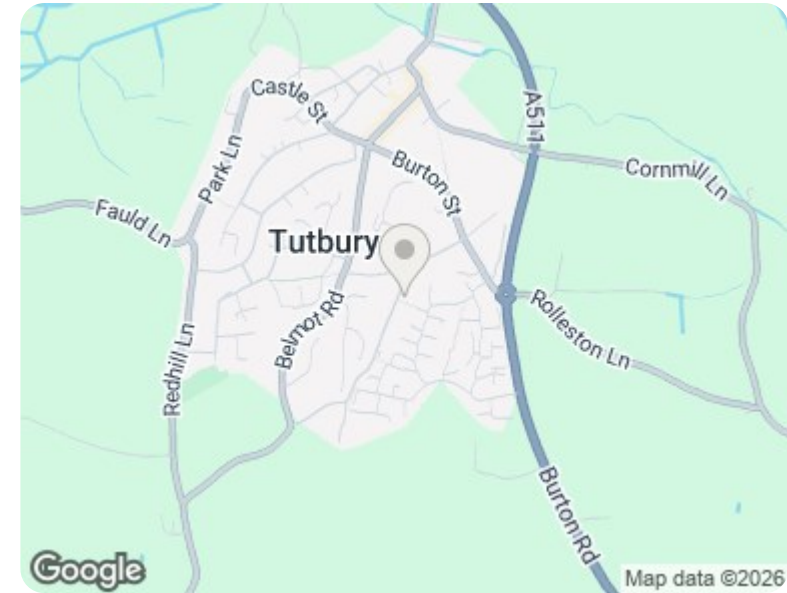






NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
 NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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