



42 Ironwalls Lane, Tutbury

Burton-On-Trent

 **NEWTON FALLOWELL**

Enhanced with AI by STREETLY

42 Ironwalls Lane

Tutbury, Burton-On-Trent

Situated in this lovely position this substantial heavily extended four bed roomed family home is worthy of an internal inspection in order to appreciate the size and specification of accommodation on offer. In brief the home comprises: - entrance foyer, entrance hall, large extended lounge with stunning fireplace with open grate fire, fabulous dining kitchen with a range of recently re-fitted units, separate utility and ground floor shower room. On the first floor a landing leads to four well proportioned bedrooms, one having an en-suite shower room and there is a large sumptuously appointed family bathroom. Outside to the front a driveway provides extensive parking and leads to a carport and large garage, to the rear is a delightful garden with views over towards Tutbury Castle, the garden has various seating and entertaining areas and is a particular feature of the sale.

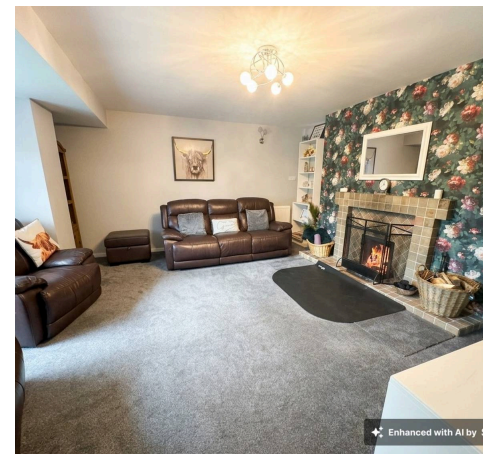
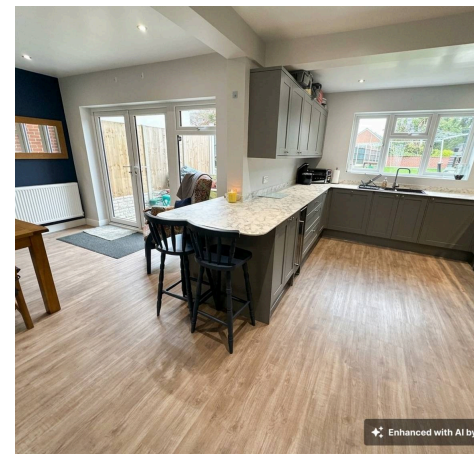
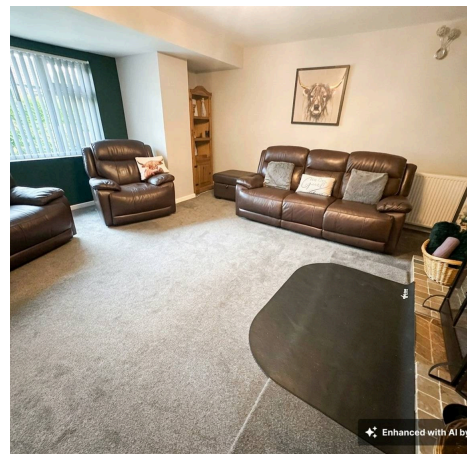
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Semi Detached Home
- Highly Regarded Fringe Of Village Location
- Lovely Mature Gardens With Views Over Tutbury Castle
- Upvc Double Glazing & Gas Fired Central Heating
- Recently Re-Fitted Impressive Dining Kitchen
- Sumptuously Appointed Family Bathroom
- Extensive Range Of Outbuildings
- Viewing A Must To Appreciate
- School Catchment For De Ferrers (with free school travel)





Accommodation In Detail

Composite Upvc contemporary entrance door with obscure double glazed light to side leading to:

Entrance Lobby

7' 8" x 3' 8" (2.34m x 1.13m)

having low intensity spotlights to ceiling and half glazed door leading through to:

Entrance Hall

12' 4" x 5' 10" (3.75m x 1.78m)

having staircase rising to first floor, one central heating radiator, coving to ceiling, fitted wall light points and parquet flooring.

Sitting Room

16' 1" x 16' 9" (4.90m x 5.10m)

having Upvc double glazed window to front elevation, one central heating radiator, fitted wall light points and feature tiled fireplace with matching hearth and open grate fire.

Large Open Plan Living Dining Kitchen

18' 1" x 22' 4" (5.50m x 6.80m)

featuring:

Kitchen Area

18' 1" x 10' 2" (5.50m x 3.10m)

having a lovely array of matt grey base and wall mounted units with complementary marble effect working surfaces, polycarbonate sink and draining unit with swan neck mixer tap over, Upvc double glazed window to rear elevation, integrated dishwasher, fitted breakfast bar, low intensity spotlights to ceiling, one central heating radiator and access to useful understairs storage cupboard.

Dining Area

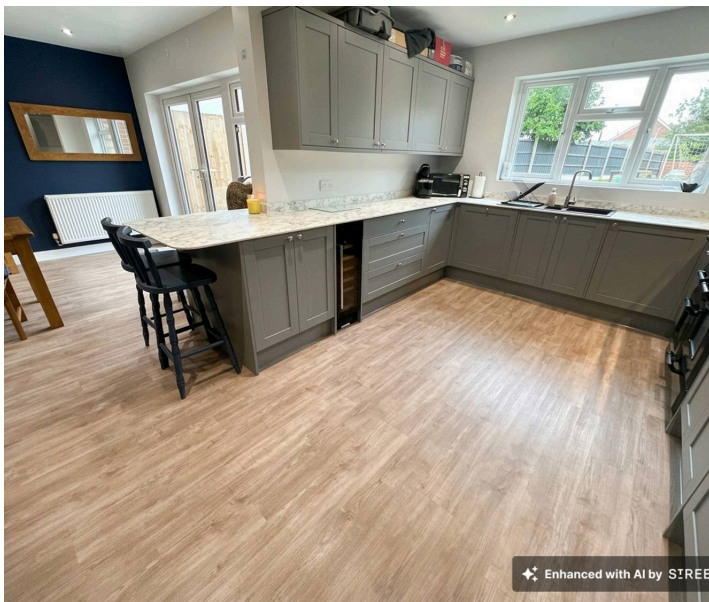
11' 6" x 9' 10" (3.50m x 3.00m)

having Upvc double glazed French doors opening out to the rear patio, one double central heating radiator and low intensity spotlights to ceiling.

Utility Room

8' 1" x 9' 3" (2.46m x 2.81m)

having Upvc double glazed window to side elevation, range of matt grey base and wall mounted units, polycarbonate sink





Utility Room

8' 1" x 9' 3" (2.46m x 2.81m)

having Upvc double glazed window to side elevation, range of matt grey base and wall mounted units, polycarbonate sink and draining unit with swan neck mixer tap, one central heating radiator, low intensity spotlights to ceiling, half obscure double glazed door to side elevation, plumbing for washing machine and courtesy access door to garage.

Ground Floor Shower Room

6' 5" x 8' 0" (1.96m x 2.45m)

having contemporary suite comprising over-sized shower enclosure with fitted electric shower, vanity wash basin, low level wc, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling and fitted extractor vent.

First Floor Landing

having coving to ceiling and large walk-in boiler room with fitted Baxi condensing combi gas fired central heating boiler.

Master Bedroom

11' 3" x 12' 4" (3.43m x 3.77m)

having Upvc double glazed window to front elevation, fitted laminate flooring, coving to ceiling and range of built-in wardrobes.

Bedroom Two

11' 3" x 10' 3" (3.44m x 3.13m)

having one central heating radiator and large Upvc double glazed window to rear elevation.

Bedroom Three

8' 1" x 16' 8" (2.47m x 5.07m)

having fitted laminate flooring, one central heating radiator, Upvc double glazed window overlooking Tutbury Castle, carpet to floor and coving to ceiling.

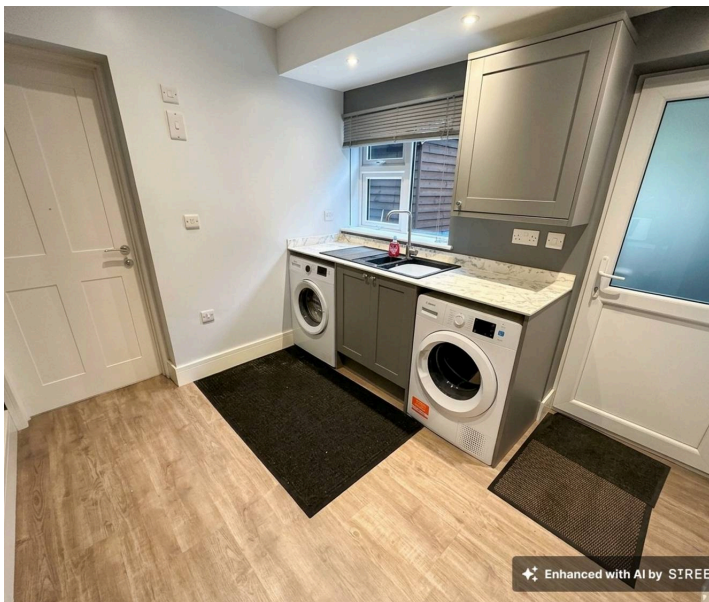
En-Suite Shower Room

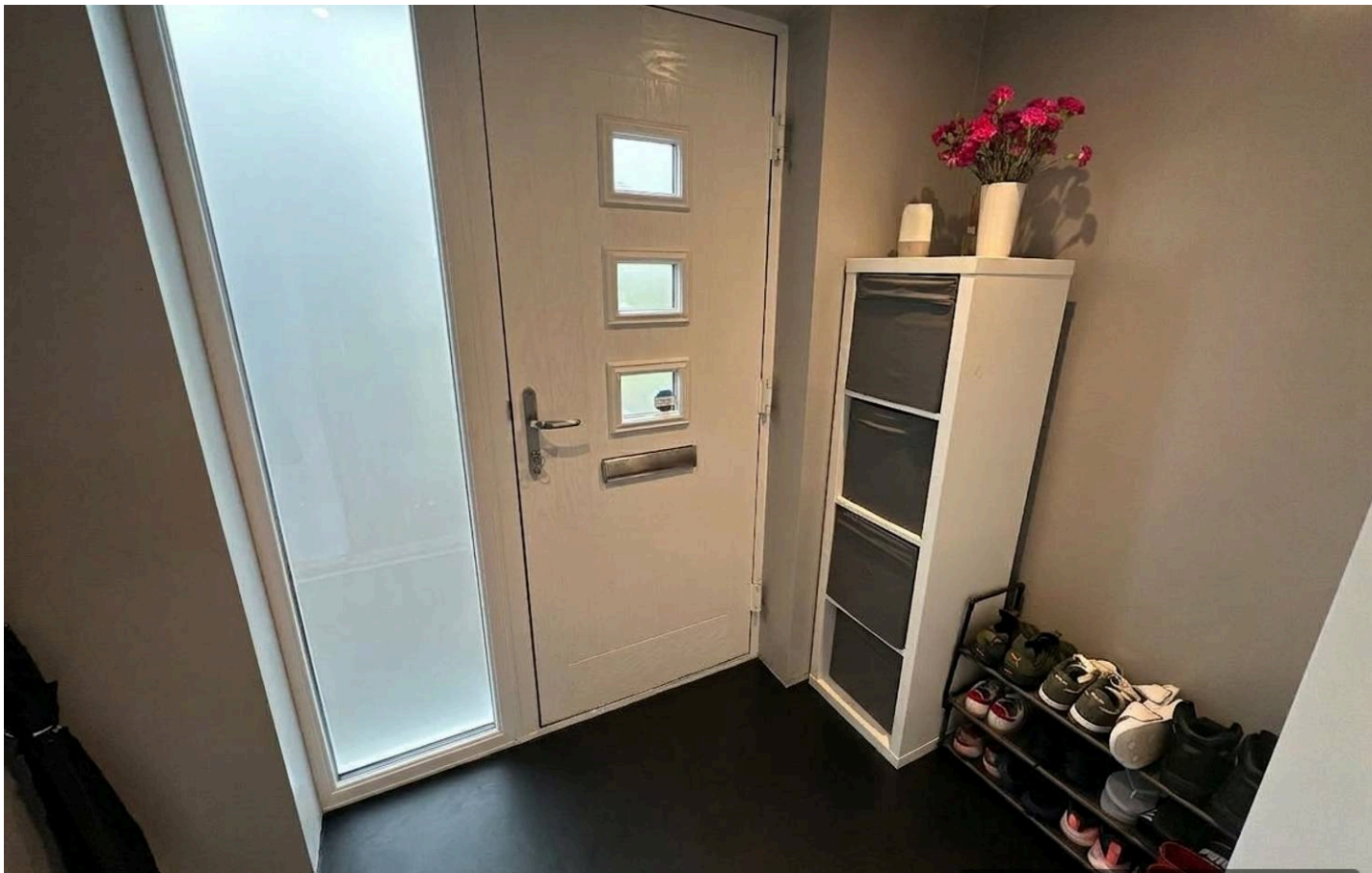
having suite comprising shower enclosure, pedestal wash basin, low level wc, half tiling complement to walls, tiling to floor, obscure Upvc double glazed window to side elevation and one central heating radiator.

Bedroom Four

8' 4" x 9' 5" (2.55m x 2.87m)

having fitted laminate flooring, one central heating radiator,





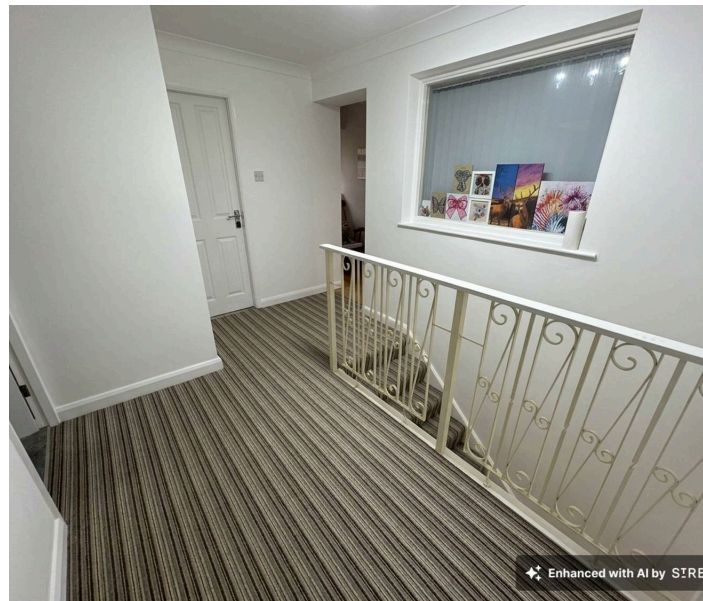
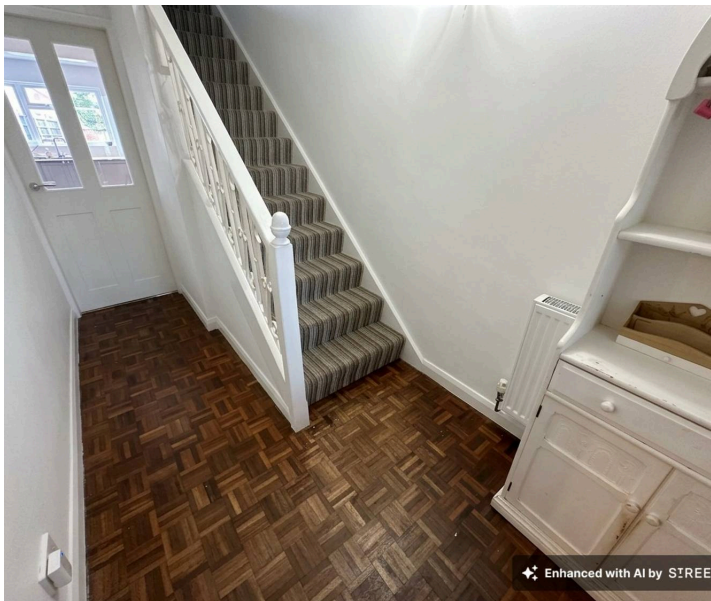
Bedroom Four

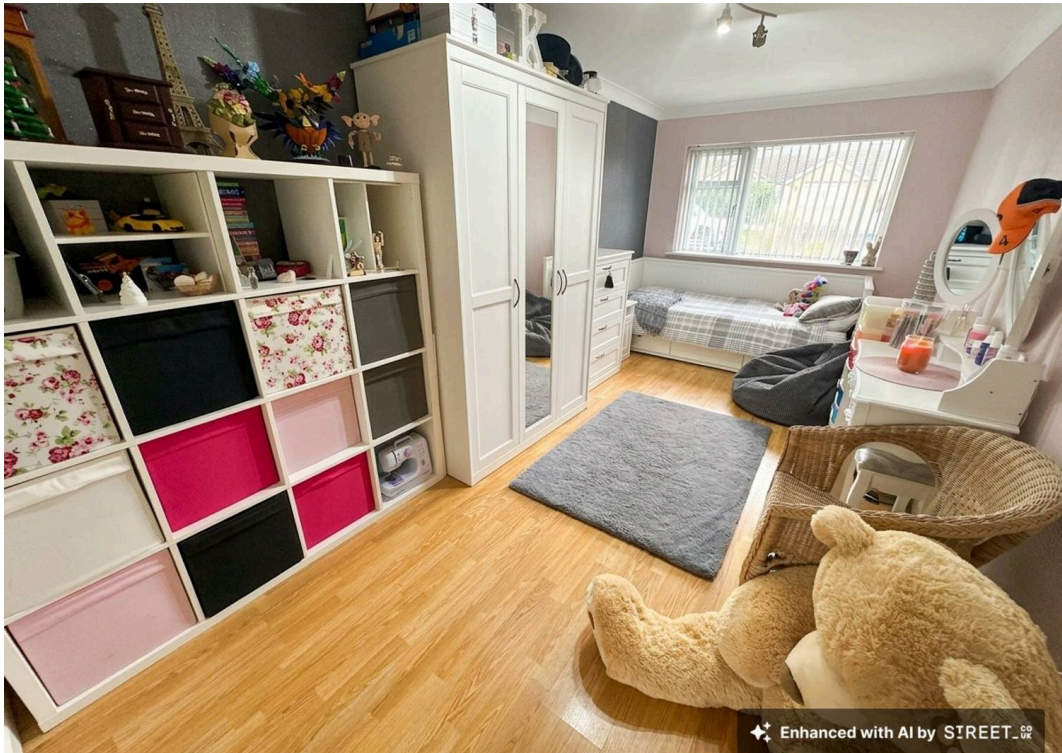
8' 4" x 9' 5" (2.55m x 2.87m)

having fitted laminate flooring, one central heating radiator, Upvc double glazed window to front elevation, coving to ceiling and useful overstairs storage cupboard.

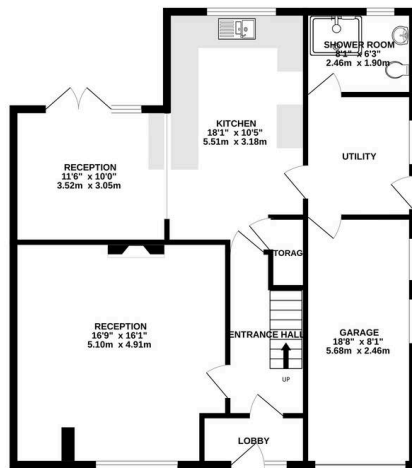
Family Bathroom

having roll top free-standing bath with side fill mixer tap, 'His & Hers' vanity wash basins with cupboards and drawers over and under, low level wc, over-sized shower enclosure with thermostatically controlled shower, access to loft space, low intensity spotlights to ceiling and two ladder towel radiators.

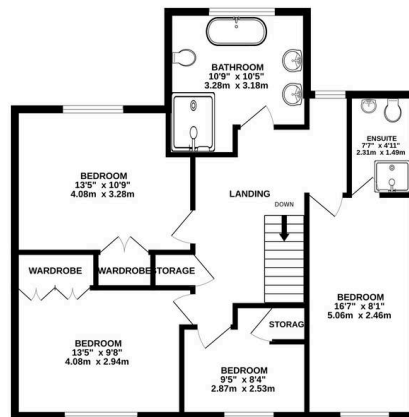




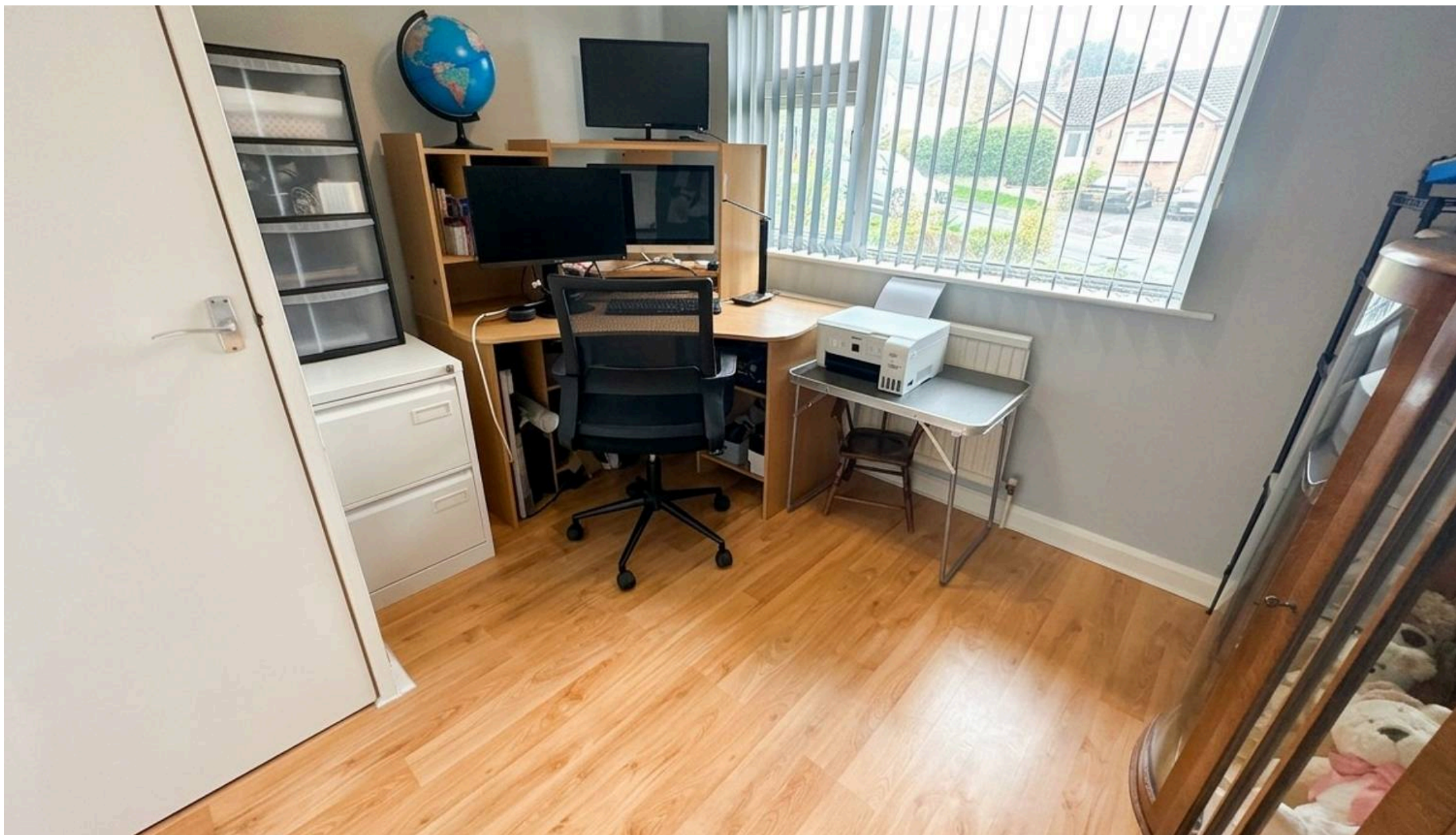
GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 1711 sq.ft. (159.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell (Burton on Trent & Swadlincote)

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Services All mains services are believed to be connected to the property. Measurement The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets. Tenure Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult purchase. Note The services, s

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