



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

Nicholas
Humphreys

Offers Over £650,000

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

The house overlooks open fields & farmland to the front and has accommodation which briefly comprises: Covered Porch, Reception Hall, Guest Cloakroom, Lounge with log burner with inset brick and oak beam above, Formal Dining Room, Farmhouse style Kitchen with a selection of fitted units and French patio doors & separate good size Utility Room.

The first floor has Master Bedroom with high vaulted ceiling and sky light windows, 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 with side access to the enclosed rear garden.

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 double width block paved driveway for a variety of vehicles leading to the single garage with double timber doors. Side access to both side of the home leads to the enclosed rear gardens with black paved patio and lawn and external light to both front and rear aspects.

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)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

Council Tax Band: F

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

Local Authority: East Staffordshire Borough Council

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

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.

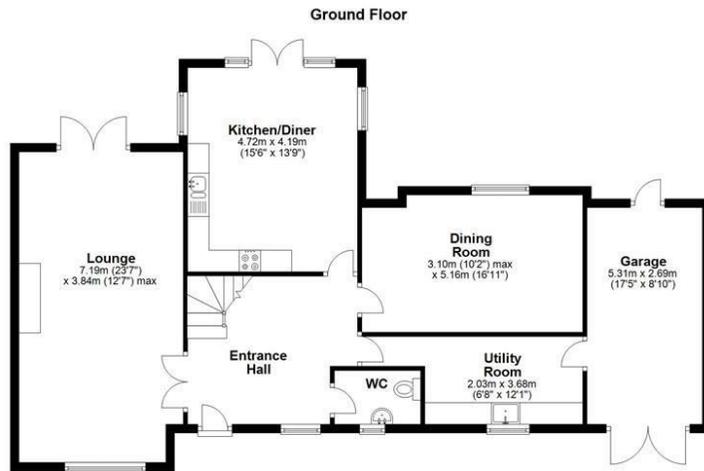
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Draft details awaiting vendor approval and subject to change.









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

Important Notes, Charges & Selective Licence Areas

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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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