

# Park Lane

Tutbury, Burton-on-Trent, DE13 9JQ

John German



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Asking Price Of £295,000

Nestled in the heart of the picturesque and historic village of Tutbury, this delightful three-bedroom semi-detached home offers the perfect blend of character, comfort, and practicality — ideal for families, couples, or anyone seeking a well-connected village lifestyle.

Upon entering the property, you are welcomed by a bright hallway with stairs leading to the first floor and a useful under-stairs storage area, perfect for coats, shoes, and household items. To the left, the family bathroom features floor and wall tiling, a shower over the bath, WC, hand wash basin, and fitted vanity unit. The spacious living room enjoys a feature bay window that fills the space with natural light, along with a cosy log burner - the perfect focal point for relaxing evenings. Leading from the living room, the well-appointed kitchen offers a comprehensive range of wall and base units providing excellent storage and workspace. The layout includes a dedicated breakfast bar, double sink, space for a fridge freezer, Rangemaster cooker, and washing machine, making it both functional and stylish.

From the kitchen, there is access into the generous sunroom - a fantastic additional living space ideal for dining, entertaining, or simply enjoying views of the garden year-round.

Upstairs, the property boasts three double bedrooms. The master bedroom benefits from a walk-in wardrobe, while the remaining bedrooms are spacious and served by a convenient first-floor WC, ideal for nighttime use. Outside, the rear garden features an elevated decking area offering excellent seating and BBQ space, perfect for hosting guests or relaxing on summer evenings. Steps lead down to a well-maintained lawn with mature shrubs, trees, and raised planting beds, creating a private and peaceful outdoor retreat. A detached garage with power and lighting provides versatile storage or workshop space, and there is off-road parking for up to three vehicles, along with a shared driveway for additional access.

Perfectly positioned on sought-after Park Lane, this property enjoys all the charm and convenience that Tutbury has to offer. The village is renowned for its rich history, welcoming community, and local landmarks such as Tutbury Castle. A variety of amenities are within easy reach, including independent shops, cafés, pubs, restaurants, and everyday essentials such as a post office, pharmacy, doctors' surgery, and well-regarded primary school. For commuters, Tutbury & Hatton railway station and nearby road links via the A50, A38, and A515 provide easy access to Derby, Burton upon Trent, and beyond. Surrounded by scenic countryside walks and the tranquil River Dove, this home offers a perfect balance of village charm and modern living.

**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 **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**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/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA28102025

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.

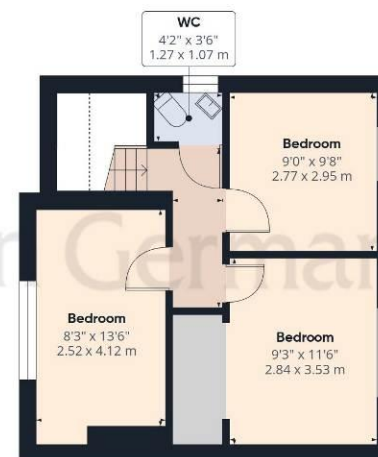
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1228 ft<sup>2</sup>

114.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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