



Park Lane, Tutbury, Burton-on-Trent



3



1



2

£235,000



Key Features

- Traditional Semi Detached Home
- Three Bedrooms
- Popular & Convenient Fringe Of Village Location
- Upvc Double Glazing & Gas Fired Central Heating
- Extensive Driveway & Large Garage
- Large Patio & Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial three bedroomed semi detached home located on the fringe of the ever popular village of Tutbury. The home stands upon a good generous plot and provides centrally heated and double glazed accommodation which in brief comprises:- entrance hall, bay windowed lounge, breakfast kitchen, rear sun room, ground floor recently re-fitted wet room and on the first floor a landing leads to three well proportioned bedrooms and separate wc. Outside to the front is a large forecourt providing extensive parking and a driveway provides access to a large detached garage. To the rear is a good sized block paved patio which subsequently leads to a good sized garden beyond with mature fruit trees, greenhouse and shed.

Accommodation In Detail

Upvc half obscure leaded double glazed entrance door with obscure leaded light over leading to:

Entrance Hall

having one central heating radiator, staircase rising to first floor, Herringbone patterned ceramic tiling to floor and useful understairs storage cupboard with Herringbone patterned ceramic tiling to floor and Upvc double glazed window to front elevation.

Front Sitting Room 4.54m x 3.61m (14'11" x 11'10")

having Upvc double glazed bow window to front elevation, quality fitted laminate flooring, one central heating radiator and coving to ceiling.

Breakfast Kitchen 2.9m x 4.52m (9'6" x 14'10")

having a good range of maple fronted base and eye level units with complementary rolled edged working surfaces, gas cooker point, fitted extractor vent, stainless steel sink and draining unit, ceramic tiling to floor, one central heating radiator, coving to ceiling, Upvc double glazed window and half double glazed door leading to:

Garden Room 4.78m x 2.83m (15'8" x 9'4")

having tri-polycarbonate panelled roof, ceramic tiling to floor, sliding Upvc double glazed patio doors to rear elevation and Upvc double glazed door to side.

Ground Floor Wet Room

having modern contemporary suite with low level wc, wall mounted wash basin, shower area with drain, thermostatically controlled shower, full tiling complement to walls and floor, obscure double glazed windows to side and rear elevations, electric under floor heating and cupboard housing fitted Worcester condensing combi gas fired central heating boiler.

On The First Floor

Landing

having access to loft space, fitted smoke alarm and one central heating radiator.

Master Bedroom

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

Bedroom Two 3.5m x 2.87m (11'6" x 9'5")

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

Bedroom Three 2.86m x 3m (9'5" x 9'10")

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

WC

having low level wc, vanity wash basin and obscure Upvc double glazed window to side elevation.



Outside

There is a large parking area and driveway set behind a dressed brick wall, the driveway leads to a large garage/workshop with electric light and power. To the rear is a large block paved patio and seating area with steps leading down to a pleasant garden with mature trees, greenhouse and shed.

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 a legal representative such as a Solicitor appointed in their purchase.

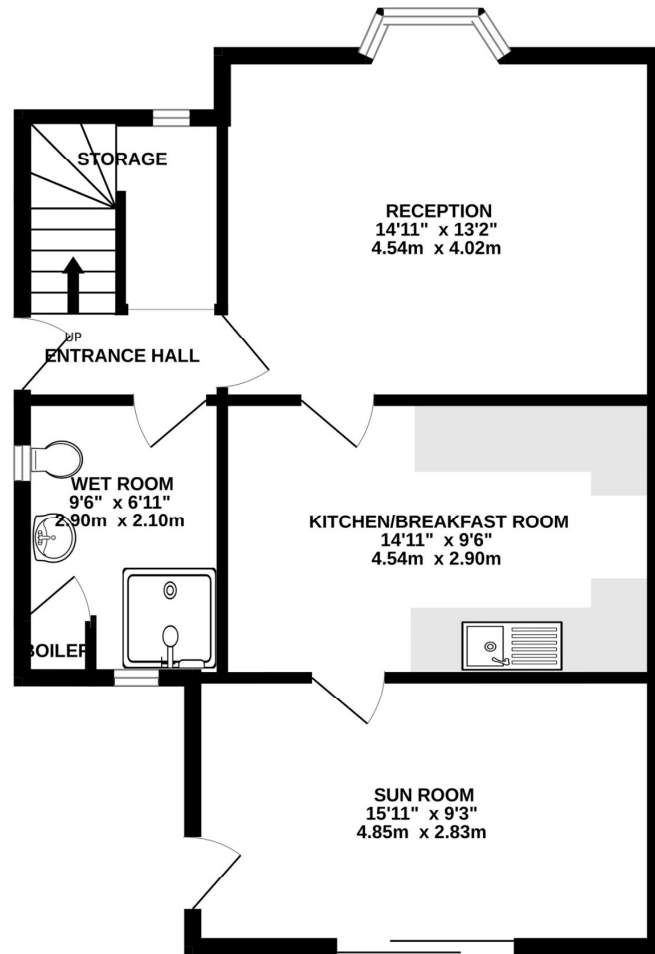
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

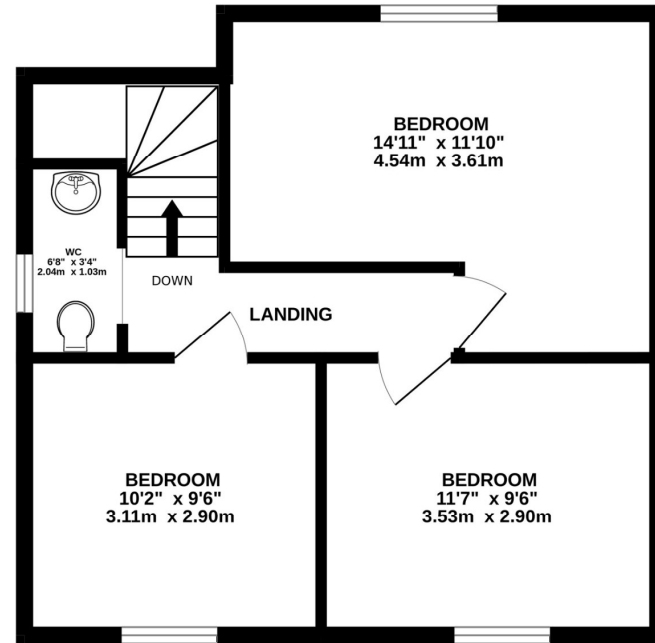




GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.

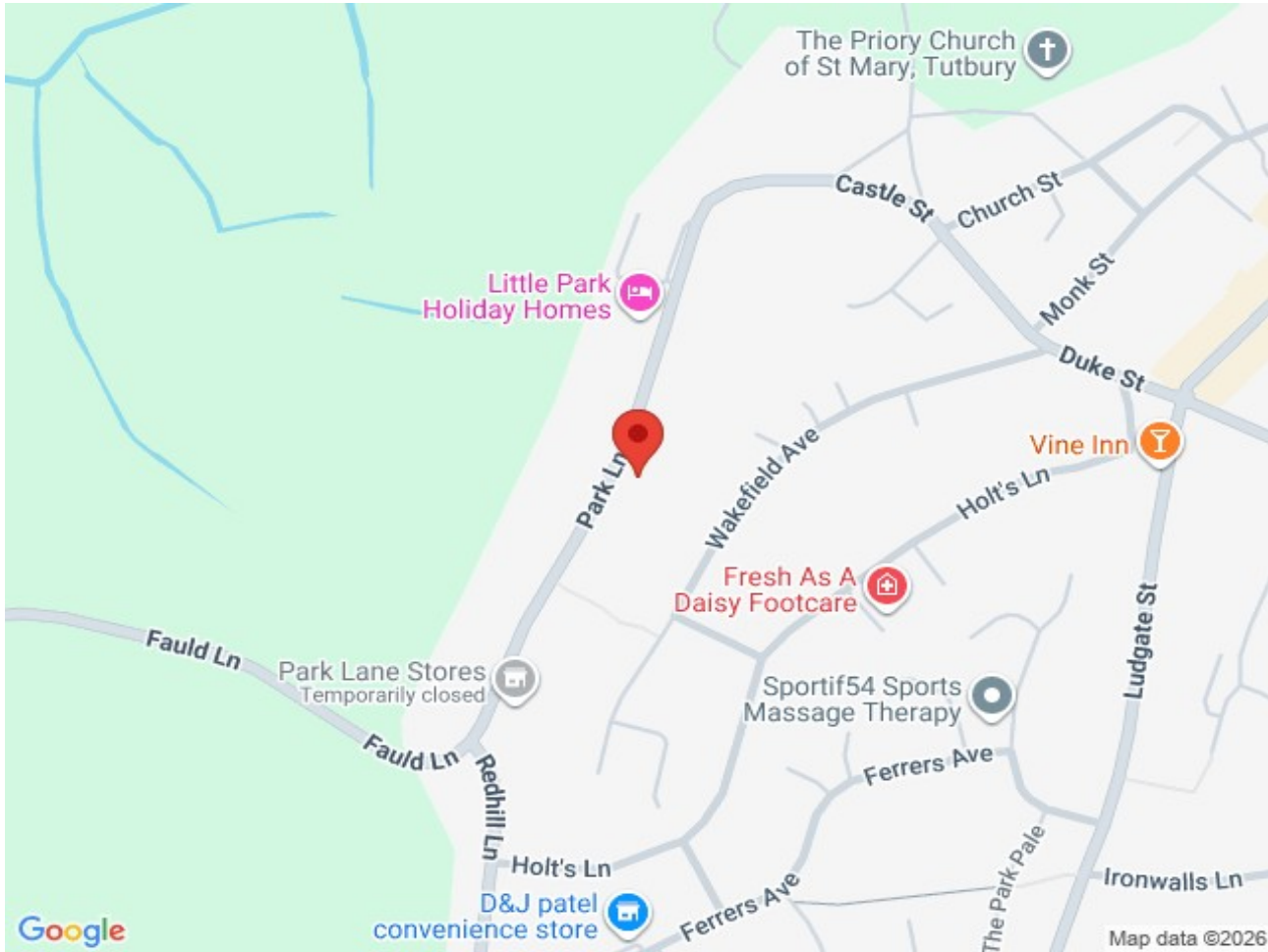


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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