



£300,000

3 Bedroom Semi-Detached House for sale
72 Green Lane, Tutbury, Burton-On-Trent



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Overview

Nestled within the charming village of Tutbury, renowned for its illustrious Castle, this home showcases a stunning kitchen extension which is the heart of the home for all the family. Immaculately presented throughout and benefiting from a family bathroom as well as a ground floor shower room/utility this home is definitely worth a view!



Key Features

- Stunning Kitchen Extension
- Immaculately Presented Throughout
- Family Bathroom & Ground Floor Shower Room
- Master Bedroom With Fitted Wardrobes
- Block Paved Driveway & Garage
- Landscaped Rear Garden
- Popular Village Location







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A spacious block paved driveway welcomes you, accommodating up to six vehicles. Stepping inside, a welcoming hallway guides you to a cosy living space adorned with a captivating log burner, perfect for intimate gatherings.

Venture further to discover the pièce de résistance - a breathtaking kitchen extension seamlessly merging with a dining and family area. Adorned with bi-fold doors, this luminous space invites the outdoors in, unveiling a meticulously landscaped rear garden. The kitchen is equipped with a range of appliances including a double oven, dishwasher, and an induction hob with a downdraft cooker hood located in the kitchen island., culminating in a culinary haven.



Convenience is paramount with a contemporary shower room adjacent to the kitchen, featuring integrated laundry facilities.

Ascend the staircase to find two spacious double bedrooms, one boasting fitted wardrobes, alongside a cosy single bedroom, all serviced by a contemporary bathroom. Clever storage solutions can be found upstairs, ensuring functionality.

Outside, a sprawling patio leads to a lawn, offering ample space for outdoor leisure. A detached garage and shed, cater to all storage needs.

Tutbury itself is a haven of amenities, from boutique shops to quaint cafes, all nestled along the picturesque High Street. Historical intrigue awaits at Tutbury Castle and the village museum.

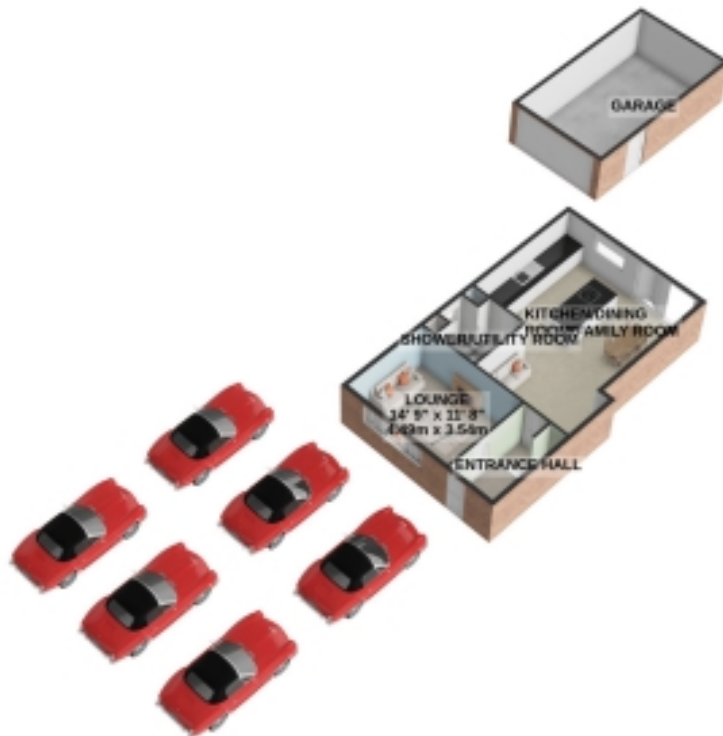
The property lies within catchment for the Richard Wakefield Primary School in Tutbury and feeds into DeFerrers Academy in Stretton, and the John Taylor Free School is also within a short drive.

Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton-on-Trent provides excellent shopping and leisure facilities.

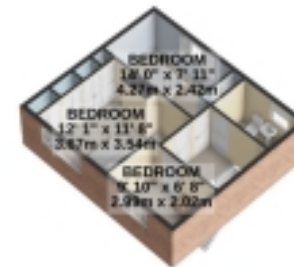
The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton-on-Trent.

Floorplans

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



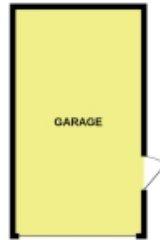
TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

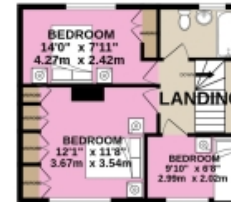
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Floorplans

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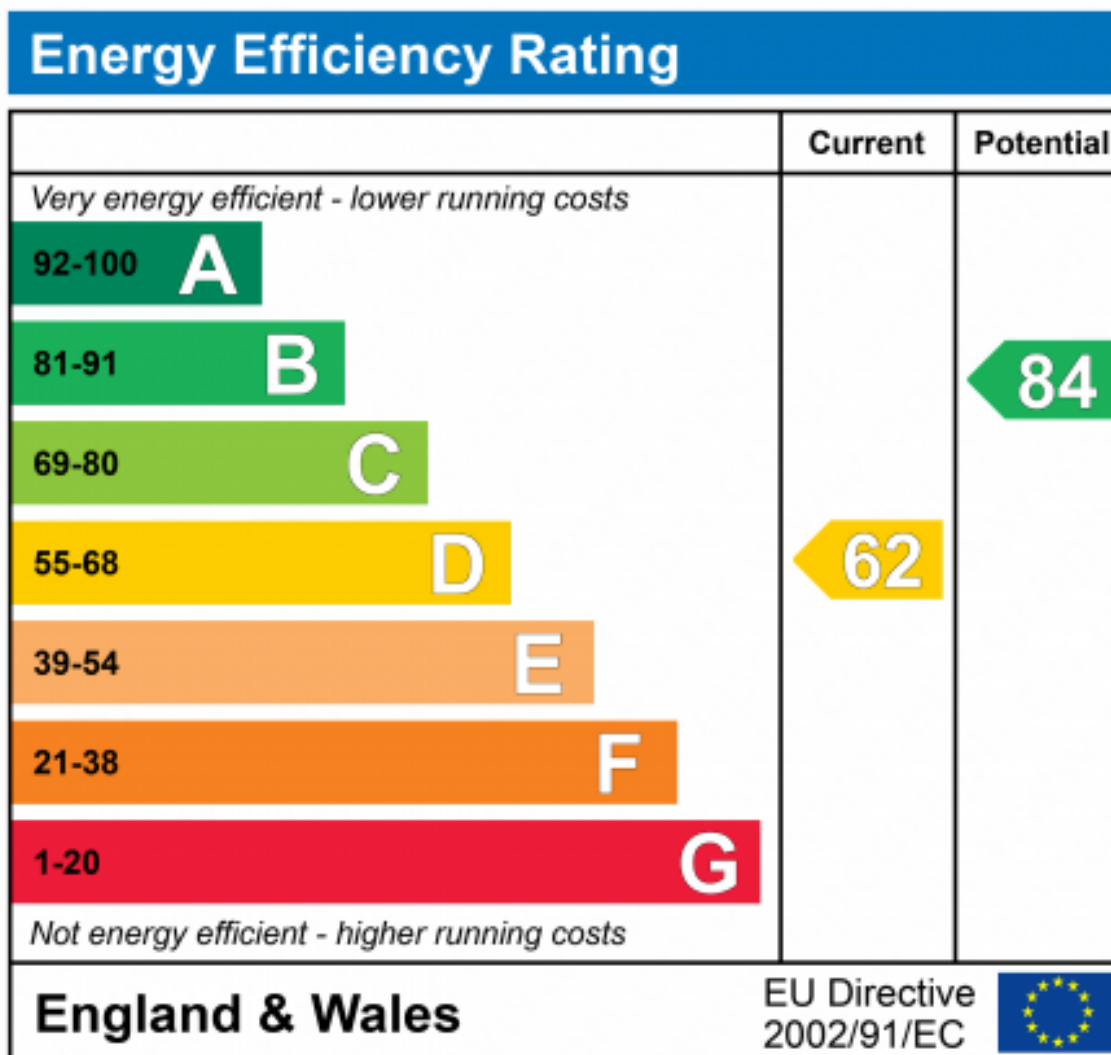
1ST FLOOR
437 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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