

Cornmill Lane, Tutbury, DE13 9HA  
Offers Over £340,000





Set in the heart of Tutbury village, this beautifully presented three-bedroom home combines character-inspired design with modern living. Arranged over three floors, the property offers a stylish kitchen, a spacious lounge diner, two bathrooms including an en-suite to the master, and a landscaped rear garden ideal for entertaining. With off-street parking, a single garage, and a prime location close to village amenities, this home is an excellent choice for families and professionals alike.



## Accommodation

### Ground Floor

A welcoming hallway with patterned tiled flooring sets the tone, with staircase rising to the first floor. The master bedroom is a well-proportioned double featuring a bank of fitted wardrobes and a front window with shutters. It is served by a private en-suite finished in contemporary tiling, with a glazed shower enclosure, vanity wash basin and WC.

### First Floor

The first-floor landing is broad enough to create a useful study/reading nook and leads to the main living spaces. The shaker-style kitchen is fitted with deep blue cabinetry and marble work surfaces, a Belfast sink, integrated double ovens, a five-burner gas hob, wine cooler and breakfast bar seating; a door opens directly to the garden. The lounge diner offers excellent space for both relaxing and entertaining, with a log burning stove focal point, dual windows to the front and French doors opening to the patio and gardens. A stylish WC/cloaks completes this level.

### Second Floor

The top floor provides two further bedrooms, each with character ceiling lines and good natural light, served by the main shower room fitted with a vanity unit, WC and a shower enclosure.

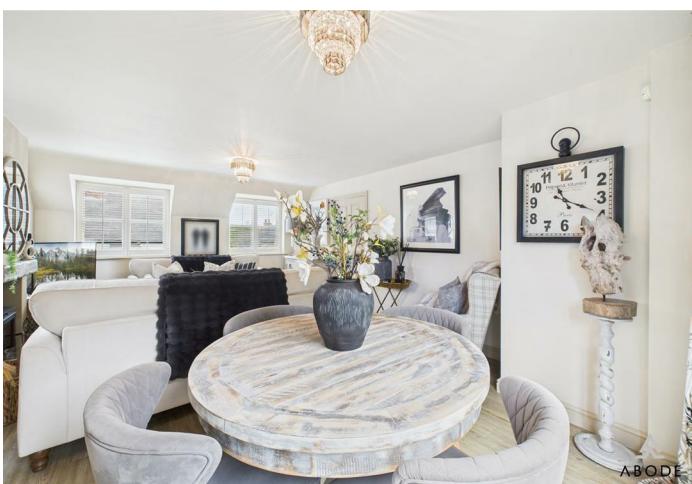
### Outside



To the front the home sits behind wrought-iron railings with a well-kept fore-garden and a side gate through to the rear. A private driveway to the side provides off-street parking and leads to a single garage. The rear garden is a real feature: professionally landscaped with shaped lawns, established planting, and multiple seating zones including a patio by the French doors and further terrace areas—perfect for alfresco dining and summer evenings.

### Location

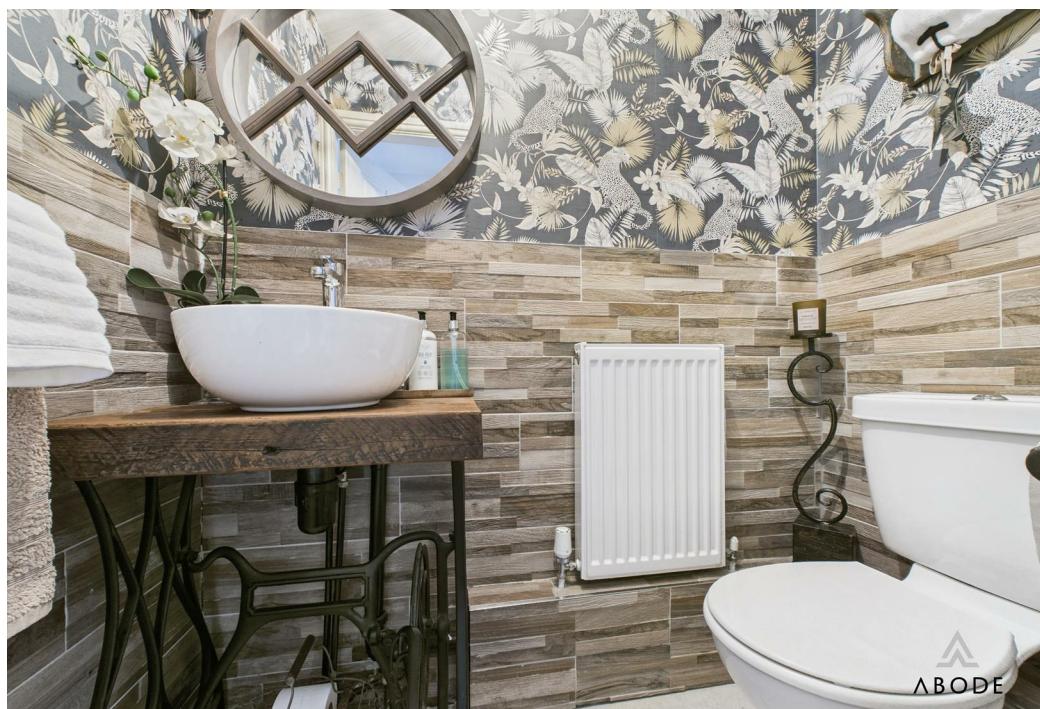




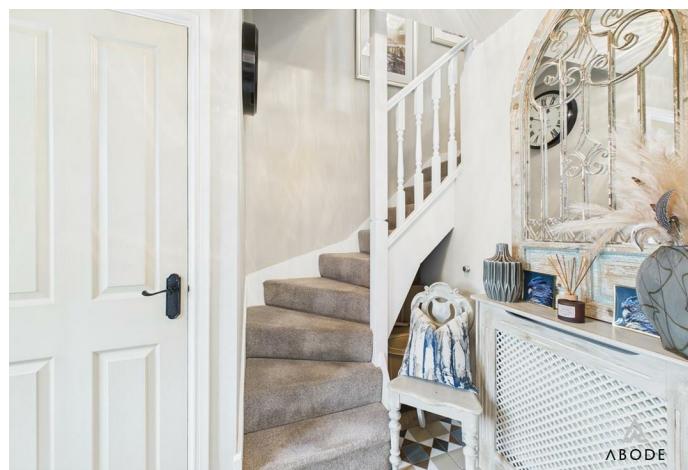


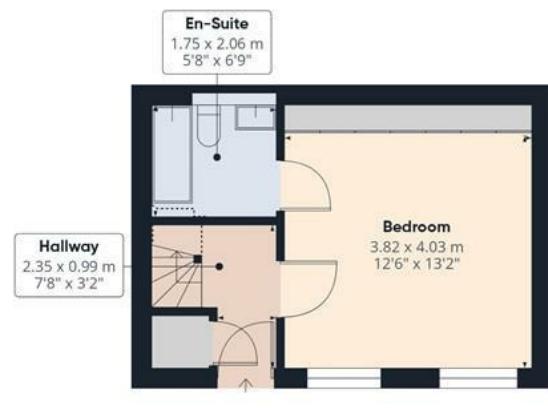
Positioned within Tutbury village, the property is moments from everyday amenities including independent shops, cafés, pubs and a supermarket, with historic Tutbury Castle nearby and riverside walks close at hand. Excellent road links connect to the A50 and A38, with rail services available at Tutbury & Hatton. Well-regarded local schools and wider facilities in Burton-on-Trent are within easy reach.











Floor 0



Floor 1



Floor 2

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

98.2 m<sup>2</sup>

1059 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

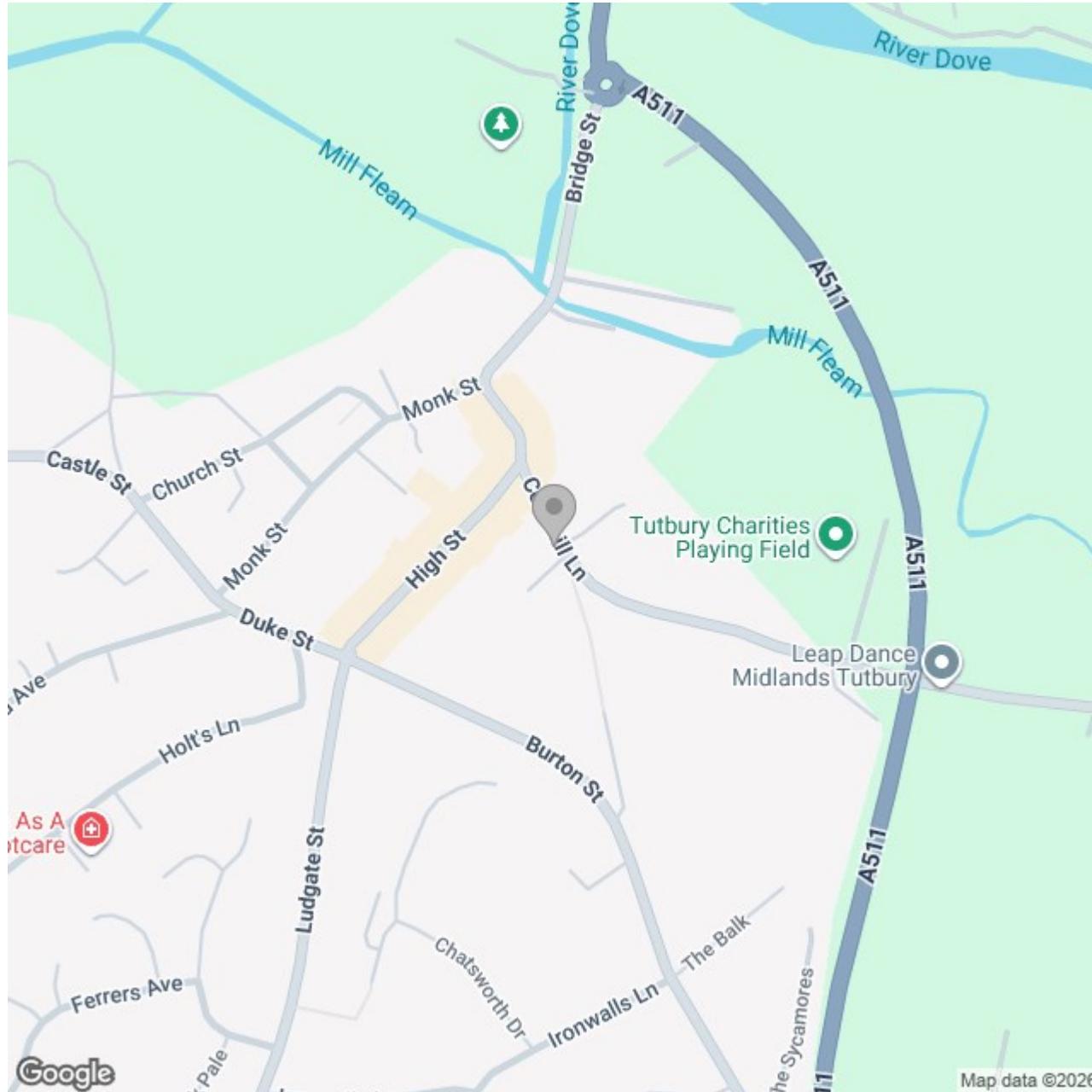
Reduced headroom

..... Below 1.5 m/5 ft

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

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	