



Park Lane, Tutbury, Burton-On-Trent, DE13 9JQ

Nicholas
Humphreys

£265,000

A traditional and beautifully presented mid-terrace family home, set back from the road behind an extensive block-paved fore garden and occupying a highly convenient position within the sought-after historic village of Tutbury.

The property offers deceptively spacious accommodation throughout, including an impressive open-plan dining kitchen, an attractive rear garden room extension, front lounge and utility area.

The first floor has three bedrooms and a refitted shower room. Benefitting from uPVC double glazing, gas central heating, no upper chain and immediate vacant possession, the home represents an excellent opportunity for first time buyers, families and downsizers alike, with viewings strictly by appointment only.



The Accommodation

The accommodation opens via an open storm porch with quarry tiled flooring and entrance door leading through to a welcoming reception hallway, with upright radiator and staircase rising to the first floor accommodation. From the hallway, a door gives access to a useful guest cloakroom, fitted with a WC, hand wash basin with storage cupboard below, radiator and built-in shelving.

Positioned to the front elevation is a well-proportioned lounge, enjoying a walk-in bay window overlooking the fore garden. The lounge features laminate flooring and a double radiator, creating a cosy yet spacious main reception room.

To the rear elevation, the original kitchen and dining room have been opened through to create a superb open-plan dining kitchen, providing excellent everyday living space with ample room for family dining. The kitchen area is fitted with a wide selection of base cupboards and drawers with matching eye-level wall units, incorporating a stainless steel single drainer sink unit, built-in stainless steel oven with electric hob and extractor hood above, and space for an upright fridge freezer. Inset spotlights and ceramic tiled flooring complete the kitchen area and continue through to the dining space, which benefits twin radiators and a dedicated utility area with freestanding plumbing and appliance space for a washing machine, together with a single radiator and wall-mounted gas-fired central heating boiler. UPVC French patio doors open out onto the rear garden, allowing natural light to flood the room and creating a seamless inside/outside connection.

A particular feature of this home is the extended garden room located across the rear aspect, constructed in timber with insulated ceiling and skylight windows. The room enjoys a uPVC double glazed picture window overlooking the attractive rear garden, with French patio doors opening out onto the patio area and laminate flooring creating a versatile additional reception space, ideal as a second sitting room, playroom or home office.

To the first floor, the landing provides access to loft space via pull-down ladder, creating a valuable additional storage area. Internal doors lead to the master bedroom positioned across the rear elevation, with uPVC double glazed window and double radiator. A further double bedroom lies to the front elevation, enjoying a uPVC window, radiator and free-standing double wardrobe included within the sale. The third bedroom is extended and offers generous space for a single bed and wardrobes, enhanced by a fitted seating area, uPVC double glazed windows to the rear aspect and double radiator.

The shower room has been refitted with a modern contemporary white suite, comprising WC, ceramic hand wash basin with storage drawers below, fitted wall mirror, and a walk-in double shower enclosure with electric shower and complementary wall tiling. The shower room further benefits a double radiator and uPVC double glazed window to the front elevation.

Outside, the property is set back from the road behind an extensive block-paved fore garden providing a low maintenance frontage. To the rear elevation is a thoughtfully designed low maintenance garden, featuring artificial lawn, patio seating area and an open-air garden room with raised decking, creating an ideal space for entertaining and enjoying a good degree of privacy.

The property is uPVC double glazed and gas centrally heated throughout and offers a rare opportunity to acquire a generously proportioned family home within the ever popular village of Tutbury. The village provides a wealth of amenities including boutique shops, public houses and a

vibrant community atmosphere, whilst also offering excellent access to nearby Burton-on-Trent, the A38 and surrounding commuter routes.

The home is offered for sale with no upper chain and immediate vacant possession, with all viewings strictly by appointment only.

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

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

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

An on-site management fee may apply to all modern or new developments.

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.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents 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. 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.

The property is going through Probate and this can cause delay to the proposed purchase and sale of the home. Draft details awaiting vendor approval and subject to change, Awaiting EPC

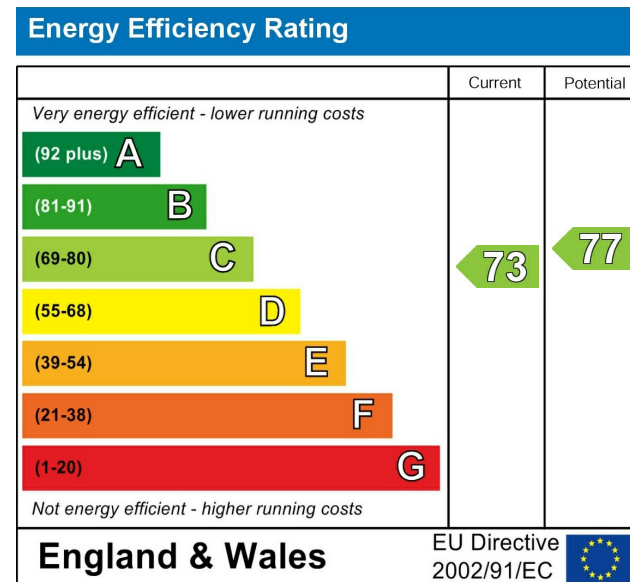








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Plan produced using PlanUp.



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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>