



**46 Redhill Lane  
Tutbury  
Burton Upon  
Trent  
Staffordshire  
DE13 9JW**

**Offers In The  
Region Of  
£310,000**

- GREAT VILLAGE LOCATION
- VIEWS TO THE FRONT OVER COUNTRYSIDE
- GOOD SIZE FRONTAGE WITH AMPLE PARKING
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN IN RECENT YEARS
- CLOAKROOM AND UTILITY AREA
- THREE BEDROOMS
- MODERN BATHROOM
- LOW MAINTENANCE REAR GARDEN
- VIEWING ESSENTIAL



## GENERAL INFORMATION

### THE PROPERTY

This traditional three-bedroom semi-detached residence sits in this favoured location within the popular village of Tutbury. With stunning countryside views to the front aspect, a superb frontage that allows for ample parking this attractive property boasts two lovely reception rooms, the front sitting room having a log burner and the rear reception room having French doors out into the rear garden, a modern kitchen that has been re-fitted in recent years, a utility area and guest cloakroom.

On the first floor are three bedrooms and a modern fitted bathroom.

Outside to the rear is a low-maintenance garden with two patio areas, an artificial lawn, a shed, a summer house, and a large kennel that could easily become a 'Man Cave.'





## LOCATION

Tutbury has always been a popular village location, and it isn't hard to see why, with its pretty high street offering boutique shops, a florist, cafes, and restaurants. The village is served by a primary school, a post office, a stunning church, a doctor's surgery, a dentist, a pharmacy, and an optician. In the nearby village of Hatton, there are supermarkets, butchers, and a train station.

There is easy travel via the A38 and A50 for those requiring onward travel.

## ACCOMMODATION

Entrance door with leaded glazed side panels opens through into the hallway.

## HALLWAY

2.19m x 4m (7'2" x 13'1")

Has attractive oak effect flooring, stairs off to first floor, radiator, ceiling light point and doors leading off to:

## LOUNGE

3.61m into chimney 3.27m min x 3.32m (11'10" into chimney 10'8" min x 10'10")

Has a lovely wlk in bay window which offers superb views over the extensive front garden and rolling Duchy countryside to the front aspect, there is coving to ceiling, ceiling light point, radiator and an attractive brick fire surround with log burner inset.

## REAR SITTING ROOM/DINING ROOM

3.49m into chimney 3.13m min x 4.18m (11'5" into chimney 10'3" min x 13'8")

Has French doors with glazed side panels out onto the rear patio, Granite

style fire place and hearth with living flame gas fire inset, there is coving to ceiling, ceiling light point and contemporary style radiator.

## MODERN FITTED KITCHEN

2.33m x 4.53m (7'7" x 14'10")

Has been attractively refitted in recent years with a modern range of shaker style base drawers and cupboards with matching wall mounted cabinets and larder units, Granite worktops are inset with a one and a quarter stainless steel sink, there is a Rangemaster cooker and matching Rangemaster canopy over, space for an American fridge freezer, integrated appliances include a dishwasher and wine cooler, there are two windows to the side aspect and a further window out to the rear garden, contemporary style radiator, recessed





ceiling down lights and a door that leads through to the utility room.

#### UTILITY ROOM

1.51m x 1.45m (4'11" x 4'9")

Has Granite worktops and wall mounted cabinets, a door leads out to the side aspect, there are tiled surrounds, tiled flooring and the latch opens through into the cloakroom.

#### GUEST CLOAKROOM

0.71m x 1.51m (2'3" x 4'11")

Has a W.C., wall mounted hand wash basin, obscure window to the side aspect, radiator and tiled flooring.

#### FIRST FLOOR

#### LANDING

Has a window to the side aspect, loft access point and all doors leading off:



#### BEDROOM ONE

3.66m into chimney 3.29m min x 3.96m (12'0" into chimney 10'9" min x 12'11")

The focal point of the room is without a doubt is the superb views out through the front window over rolling countryside, radiator, picture rail and ceiling light point.

#### BEDROOM TWO

3.49m max into chimney 2.97m x 3.34m (11'5" max into chimney 9'8" x 10'11")

Has a window over looking the rear garden, built in storage cupboard which houses the Baxi domestic hot water and central heating boiler, there is a picture rail, radiator and ceiling light point.

#### BEDROOM THREE

2.18m x 2.78m (7'1" x 9'1")

Has a window to the front aspect offering fabulous views, radiator, ceiling light point and picture rail.



#### MODERN FITTED BATHROOM

1.93m x 2.29m to side window (6'3" x 7'6" to side window )

Is equipped with a shower bath with glazed screen, mixer taps with shower attachment and separate plumbed in shower, vanity unit with hand wash basin, W.C., tiled surrounds, heated towel rail, recessed ceiling down lights and an obscure window to the front aspect.

#### OUTSIDE

The property sits back off Redhill Lane behind a block paved driveway with five bar gates and an adjacent lawn with mature shrubbery and wrought iron fencing, a path leads down the side of the property and opens up into the enclosed rear garden, which is low maintenance with artificial lawn, patio area with a potting shed and dog kennels which can easily be adapted to provide a workshop/mancave or even a summer house if required.

#### CONSTRUCTION

Standard Brick Construction



#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band C

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding

flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and

gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) DRAFT



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">84</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<span style="font-size: 2em;">63</span>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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