



51 Ironwalls Lane, Tutbury, DE13 9NH

 Parker  
Hall

Enjoying pleasant views towards Tutbury Castle is this traditional detached dormer bungalow, benefitting from spacious and well presented interiors, four double bedrooms (two to the first floor) and beautifully landscaped south facing gardens. With generously proportioned accommodation extending over two floors, this spacious detached home offers an ideal purchase for either downsizers still needing plenty of space or a growing family looking to be part of this thriving village community. The ground floor reception hall features parquet flooring and a cloakroom cupboard and leads off into two reception rooms, a breakfast kitchen, utility, study and a pantry, with two double bedrooms and a family bathroom also to the ground

floor. To the first floor are two additional double bedrooms being serviced by a shower room. Outside, the generous south facing garden has been immaculately landscaped and enjoys an excellent degree of privacy to the rear, with further lawned gardens to the front enjoying views towards the famed Tutbury Castle. There is also ample parking and access into a single garage to the front aspect.

The property is set in a desirable position along a peaceful residential lane in Tutbury. This handsome is set within scenic countryside and benefits from a superb array of amenities including boutique shops, pubs, restaurants and cafés, a post office, doctor's surgery, pharmacy, hairdressers, and a village hall,

centered around the character High Street. The village hosts a traditional farmers' market four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The Richard Wakefield Primary School in the village feeds into DeFerrers Academy in Stretton, and the recently opened John Taylor Free School is also within a short drive. The market town of Burton on Trent provides excellent shopping and leisure facilities including a cinema and supermarkets, Tutbury is well placed for links to the A50, A38 and A515, and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within a short walk from the property.

- Traditional Detached Dormer Bungalow
- Well Presented Interiors
- Idyllic Views towards Tutbury Castle
- Two Reception Room & Study
- Breakfast Kitchen & Utility Room
- Reception Hall, Pantry & Cloakroom
- Four Double Bedrooms (two to first floor)
- Ground Floor Bathroom
- First Floor Shower Room
- South Facing Landscaped Gardens
- Single Garage & Ample Parking
- Accommodation to Suit Downsizers or a Growing Family
- Desirable Village Location with Superb Amenities
- Well Placed for Commuter Routes & Rail Travel



### Reception Hall

An attractive welcome to this dormer bungalow, having stunning parquet flooring, staircase rising to the first floor accommodation and a door into a useful walk in **Cloakroom** having window to the front aspect. Further doors open into a useful **Pantry** with fitted shelving, and into:

### Dining Room 4.22 x 3.34m (approx. 13'10 x 10'11)

A spacious reception room having window to the front aspect and impressive tall ceilings

### Lounge 5.48 x 3.7m (approx. 17'11 12'1)

A spacious and beautifully decorated reception room, having window to the side, double doors out to the gardens, a traditional cast iron fireplace and oak parquet flooring

### Breakfast Kitchen 4.12 x 3.33m (approx. 13'6 x 10'11)

Fitted with a modern range of wall and base units having complementary worksurfaces over, housing an inset sink with side drainer, space for a range cooker and an integral dishwasher. A window to the front overlooks a pleasant open view towards Tutbury Castle, there is a further window to the side and the kitchen has space for a dining table and chairs and tiled flooring. Door opening into:

### Utility Room 2.7 x 1.9m (approx. 8'9 x 6'2)

Having dual aspect doors opening to the front and rear aspects, tiled flooring and fitted base units housing spaces for a washing machine and tumble dryer. A cupboard houses the Glow-Worm boiler and a door leads into:

### Study 2.7 x 2.6m (approx. 8'9 x 8'5)

An ideal home office or studio, having a window to the rear





Doors open from the ground floor **Reception Hall** leading into:

**Master Bedroom** 4.21 x 3.8m (approx. 13'9" x 12'5")  
A generous principal bedroom having a range of fitted wardrobes and a window to the rear aspect

**Bedroom Four** 4.21 x 2.14m (approx. 13'9" x 7'0")  
Another double bedroom having window to the side aspect

**Bathroom** 2.6 x 2.24m (approx. 8'5" x 7'4")  
Comprising a white suite having wash basin set to vanity unit providing ample storage space, WC and corner bathtub, with tiled flooring, tiled splash backs and an obscured window to the rear

Stairs rise to the first floor **Landing** where there is a skylight and doors opening into:

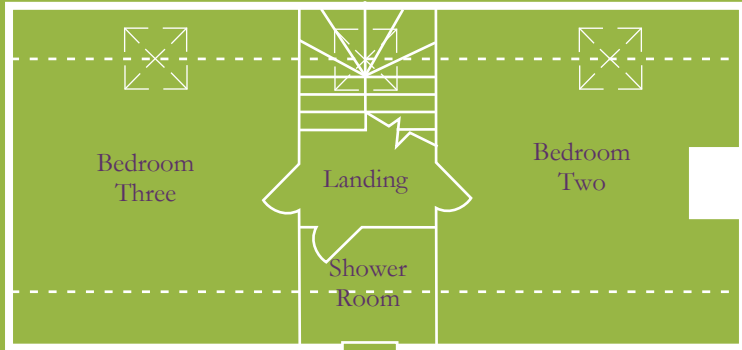
**Bedroom Two** 4.35 x 4.01m (approx. 14'3" x 13'1") – max, restricted headheight  
A spacious double room having a skylight with pleasant views over the garden and village beyond

**Bedroom Three** 4.45 x 3.76m (approx. 14'7" x 12'4") – restricted headheight  
A fourth double room having skylight to the rear and fitted eaves storage

**Shower Room** 1.9 x 1.7m (approx. 6'1" x 5'6")  
Fitted with a modern suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled splash backs and an obscured window to the front









### Outside

The property is set back from Ironwalls Lane at an elevated position having a walled boundary. There is parking for a number of vehicles to the front aspect as well as access into the garage, and a gate to one side leads into the rear garden. Generous lawned gardens extend to the front aspect enjoying pleasant views over the village and towards Tutbury Castle

### Single Garage 5.7 x 2.95m (approx. 18'8 x 9'8)

With power, lighting, a manual entrance door and a pedestrian door into the rear garden

### South Facing Gardens

Having been recently landscaped, the garden is laid to shaped lawns, paved terraces and mature foliage. And fenced and mature hedged boundary provides security and privacy, and a pizza oven to one side is included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.