

**27 Lavender Way  
Tutbury  
Burton-On-Trent  
DE13 9LN**

**£290,000**



- **THREE BEDROOMS**
- **ATTRACTIVE LOUNGE DINER**
- **MODERN FITTED KITCHEN**
- **GUEST CLOAKROOM**
- **HALL WITH FEATURE PANELLED WALL**
- **ENSUITE TO PRINCIPAL BEDROOM**
- **FAMILY BATHROOM**
- **DRIVE FOR TWO CARS**
- **LOVELY LANDSCAPED REAR GARDEN AND PATIO**



## GENERAL INFORMATION

Sitting attractively on Lavender Way, Tutbury, this stylish home, built in 2016, offers a perfect blend of modern living and family comfort. The property features three bedrooms and two bathrooms, making it ideal for families seeking space and convenience.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge diner, perfect for both relaxation and entertaining. The well-fitted kitchen, complete with a door that opens out to the rear patio and garden, enhances the home's flow, making it easy to enjoy outdoor living. A convenient cloakroom is also located on the ground floor.

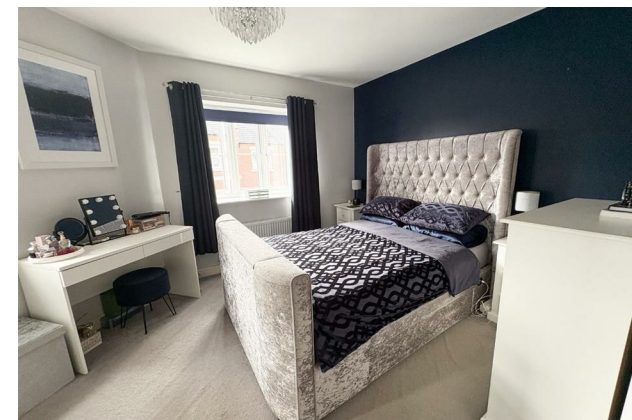
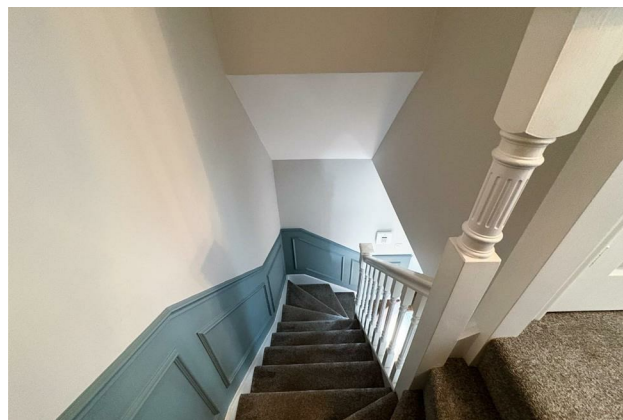
The first floor boasts a lovely principal bedroom featuring an en-suite shower room, providing a private retreat. Two additional bedrooms and a family bathroom complete this level.

Outside, the property offers parking for two vehicles, including an electric charge point, catering to modern needs. The attractive rear garden boasts a generous patio area, perfect for entertaining. A picket gate leads to a lawn area, complemented by a decked terrace with a pergola, creating an inviting space for outdoor gatherings.

This delightful home on Lavender Way is not just a property; it is a lifestyle choice, offering comfort and style, in this popular village location .







## LOCATION

Tutbury is always a popular village location, and it's not hard to see why, with its characterful, period High Street full of boutique shops, cafes, restaurants and a popular public Inn. The village also has a doctor's surgery, a dentist, a pharmacy, an optician, a primary school and an attractive church.

In the nearby village of Hatton are supermarkets, butchers and a train station. There is good travel via the A38 and A50 for travel to Derby, Uttoxeter, Nottingham, Lichfield and Birmingham.

## ACCOMMODATION

### HALLWAY

3.96m max x 1.07m (12'11" max x 3'6")

A welcoming space with stairs off to the first floor and doors to all ground floor accommodation leading off.

### LOUNGE/DINER

5.11m max x 3.68m max (16'9" max x 12'0" max )

An attractively decorated room with two windows to the front aspect, radiator and ceiling light point.

### KITCHEN

3.57m x 2.84m ( 11'8" x 9'3")

Fitted with a range of modern base cupboards, drawers and wall mounted cabinets. Work tops are inset with a one and a half bowl and side drainer and gas hob with extractor over. Integrated appliances include an oven, fridge and freezer. There is provision for a washing machine. A window looks out over the garden and a door leads out to the patio and garden beyond.

### SEPARATE W.C.

1.99m x 0.96m (6'6" x 3'1")

Having a window to the front aspect, a w.c. and pedestal hand wash basin with tiled splash backs.

## FIRST FLOOR

### LANDING

Stairs rise to the first-floor landing with lovely period style wall panelling, loft access point and a useful storage cupboard.

### PRINCIPAL BEDROOM

4.52m x 4.34m (14'9" x 14'2")

Having two windows to the front aspect, radiator, ceiling light point and a door leads off to the en suite shower room.

### ENSUITE

2.08m x 1.90m (6'9" x 6'2")

Fitted with a modern shower with glazed screen, pedestal hand wash basin and w.c.

### BEDROOM TWO

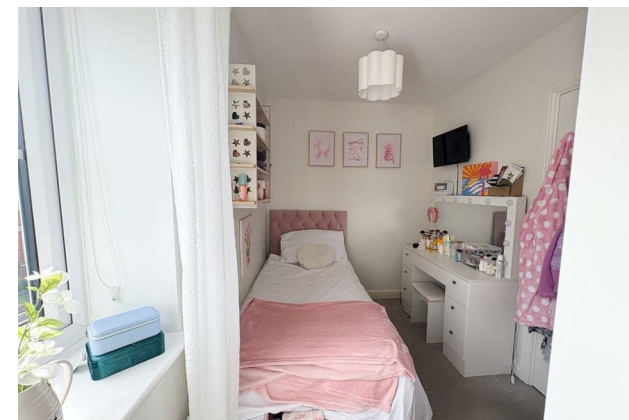
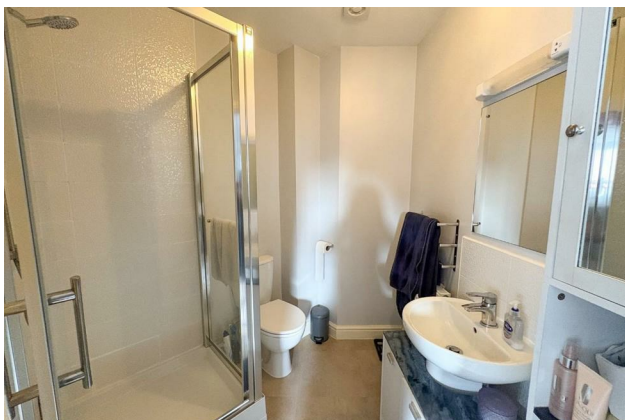
2.77m x 2.06m ( 9'1" x 6'9")

Having a window to the rear aspect, radiator and ceiling light point.

### BEDROOM THREE

2.93m x 1.88m ( 9'7" x 6'2")

Having a window to the front aspect and built storage cupboard with hanging space.



## BATHROOM

1.89m x 1.90m ( 6'2" x 6'2")

Equipped with a bath with separate shower over and glazed screen, a pedestal hand wash basin and W.C.. There is a window to the rear aspect and tiled surrounds.

## OUTSIDE - FRONT

A lawned frontage is edged with soft coloured pebbles and a feature tree adds to the kerb appeal. To the side of the property is a driveway with parking for two vehicles and an electric charge point. A gate leads through to the rear.

## OUTSIDE - REAR

The property offers a good size paved patio area ideal for entertaining and space for a shed or summerhouse. A picket gate leads through to a lawn with decked terrace with wood pergola.

## AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing

trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

## 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

## 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/>

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

## 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

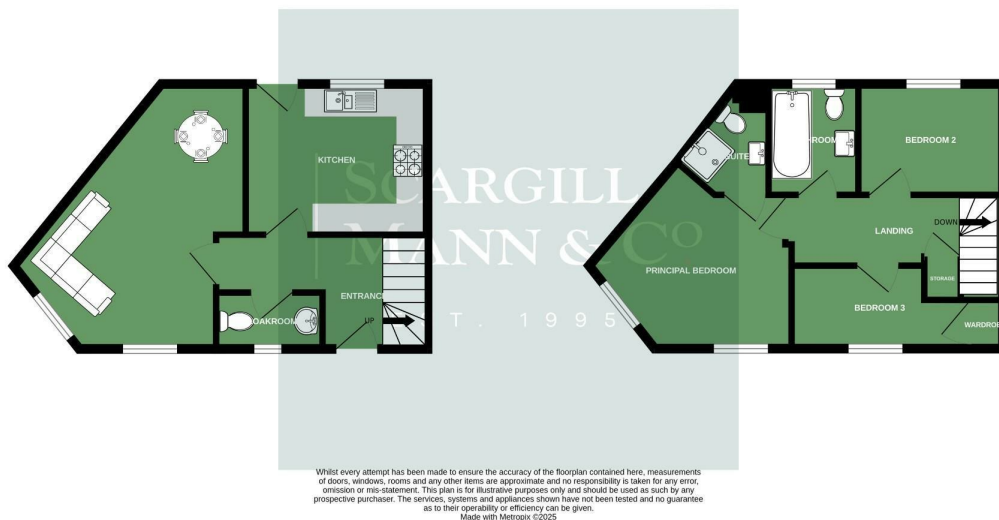




strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co  
(ACB/JLW 09/2025) DRAFT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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		
England & Wales	EU Directive 2002/91/EC	

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