ABODE
SALES & LETTINGS

Cornmill Lane, Tutbury, DE13 9HA

Asking Price £280,000



https://www.abodemidlands.co.uk







Three-bedroom double-fronted terraced home on Cornmill Lane in Tutbury, with two bay-fronted reception rooms and an established rear garden. The ground floor offers a living room, a separate dining room opening into the kitchen, a utility room and a shower room. Upstairs are two double bedrooms, a third single bedroom and a family bathroom.

ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The front door opens into an entrance hall with stairs to the first floor and a cupboard beneath. The living room has a bay window to the front and a brick fireplace surround. Across the hall, the dining room has a matching bay window and an archway leading through to the kitchen.

The kitchen is fitted with wall and base units, a built-in oven and gas hob, and a sink beneath a window overlooking the rear garden. A glazed door opens onto the rear patio. The utility room is accessed from the hall and provides additional cupboard and worktop space, with a door through to the ground-floor shower room, which has a shower, wash basin and WC.

First Floor

The landing leads to all three bedrooms and the family bathroom. The principal bedroom and second bedroom are both doubles overlooking the front, with fitted cupboards in the second bedroom. The third bedroom is a single overlooking the rear. The family bathroom is fitted with a bath, wash basin and WC.

Outside

A gated frontage with metal railings leads to the covered entrance. At the rear, a paved patio sits directly outside the kitchen, with steps down to the main garden. A paved path runs between planted borders and raised beds, with timber fencing and trellis along the sides.



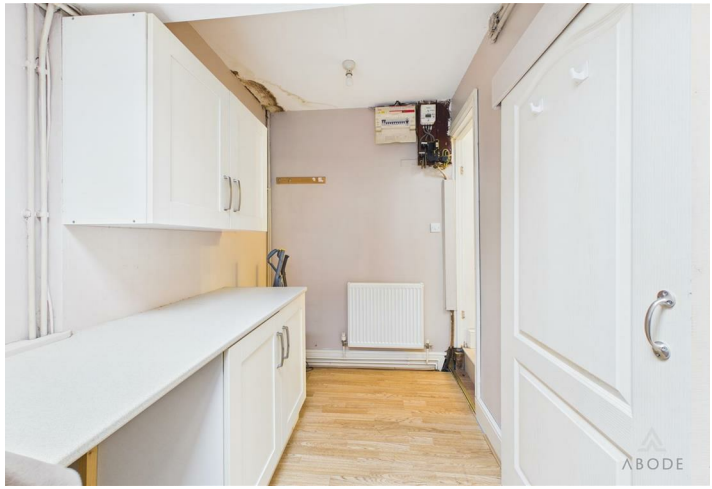



ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE


ABODE





















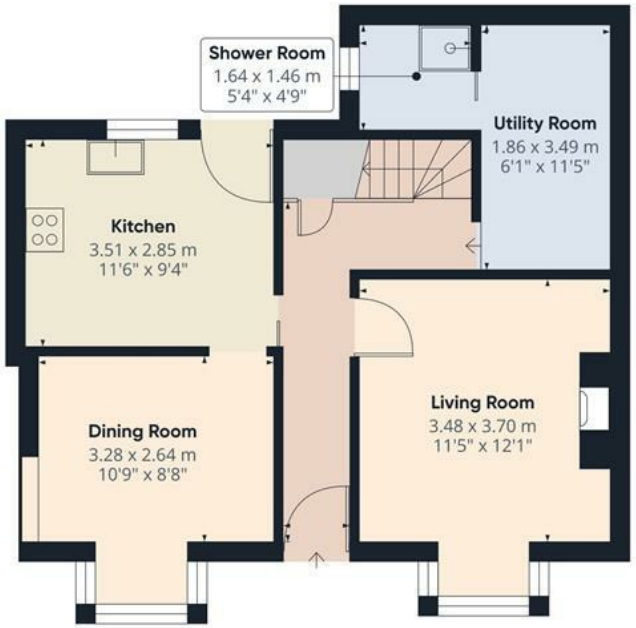












Floor 0



Floor 1



ABODE

Approximate total area(1)

92.3 m²

995 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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		
England & Wales	EU Directive 2002/91/EC	

ABODE
SALES & LETTINGS

https://www.abodemidlands.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.