





Introducing a remarkable five-bedroom detached home located in the desirable village of Tutbury. This property boasts excellent connectivity to a variety of local amenities and transport links. Situated on a spacious plot, this residence offers a wealth of impressive features including a double garage and a substantial two-storey extension at the rear.

Step into the lavish living room which has been beautifully enhanced with bi-fold doors, providing an abundance of natural light and a seamless connection to the outdoors. Two of the five bedrooms are located within this stunning extension, offering ample space and comfort.

The original house has been thoughtfully reconfigured, resulting in three additional bedrooms. The master bedroom is truly captivating, complete with an en-suite shower room.

The heart of this home lies in its impressive kitchen diner, an ideal space for hosting gatherings and creating memorable culinary experiences. The kitchen diner effortlessly connects to a utility room and a convenient WC/cloakroom.

This exceptional property is perfectly designed to provide both luxurious living spaces and a warm, inviting atmosphere. Don't miss the opportunity to make this your dream home. Contact our estate agents today to arrange a viewing.



## Accommodation

Upon entering this exceptional property through a composite front entrance door, you will find yourself in a welcoming entrance hallway. The hallway offers a storage cupboard, stairs leading to the first floor, and doors granting access to various rooms.

The snug, located on the ground floor, features a central heating radiator and a double glazed window to the front elevation, providing delightful views of the open space within the development.

Adjacent to the snug is the kitchen diner, boasting a selection of matching wall and base units. The kitchen is equipped with an induction hob, electric oven, under counter drawers, and an integrated dishwasher. Natural light fills the space through UPVC windows on the front and side elevations. Additionally, a side access door allows convenient entry to the property. An opening from the kitchen leads to the utility room, which includes further matching base units and ample space for white goods. A separate door from the utility room leads to the WC/cloaks, featuring a wash hand basin and a low-level WC.

Continuing from the kitchen, you will find the spacious living room. This room is bathed in natural light from two sets of bi-folding doors. The living room is also equipped with central heating radiators and offers abundant space for furniture, making it an ideal setting for relaxation and entertainment.

Moving upstairs, you will be greeted by a stunning landing that benefits from a skylight, allowing natural light to illuminate the area. From the landing, doors lead to various rooms.

The master bedroom, situated on the first floor, boasts a double glazed window to the front elevation, a central heating radiator, and a door leading to the en-suite shower room. The en-suite shower room is equipped with a three-piece suite.

The first floor also comprises three additional double bedrooms, all of which feature central heating radiators and double glazed windows. Furthermore, one of the bedrooms is currently utilized as a dressing room, offering versatile space as per your requirements.

Completing the first floor is the family bathroom, which presents a three-piece suite. The suite includes a low-level WC, a bath with an electric shower over it, and a wash hand basin with a mixer tap.

## Outside



To the front of the property, you will find a neatly laid to lawn frontage, accompanied by a centralized pathway leading to the front entrance. Adjacent to the left-hand side of the property, you will find a private driveway that provides access to the double garage and ample parking space.

Heading towards the rear of the property, you will discover a generously sized garden. The rear garden predominantly consists of a lush lawn, perfect for outdoor activities and relaxation. Additionally, there is a beautifully landscaped patio area, providing an ideal space for outdoor seating, dining, and entertaining.









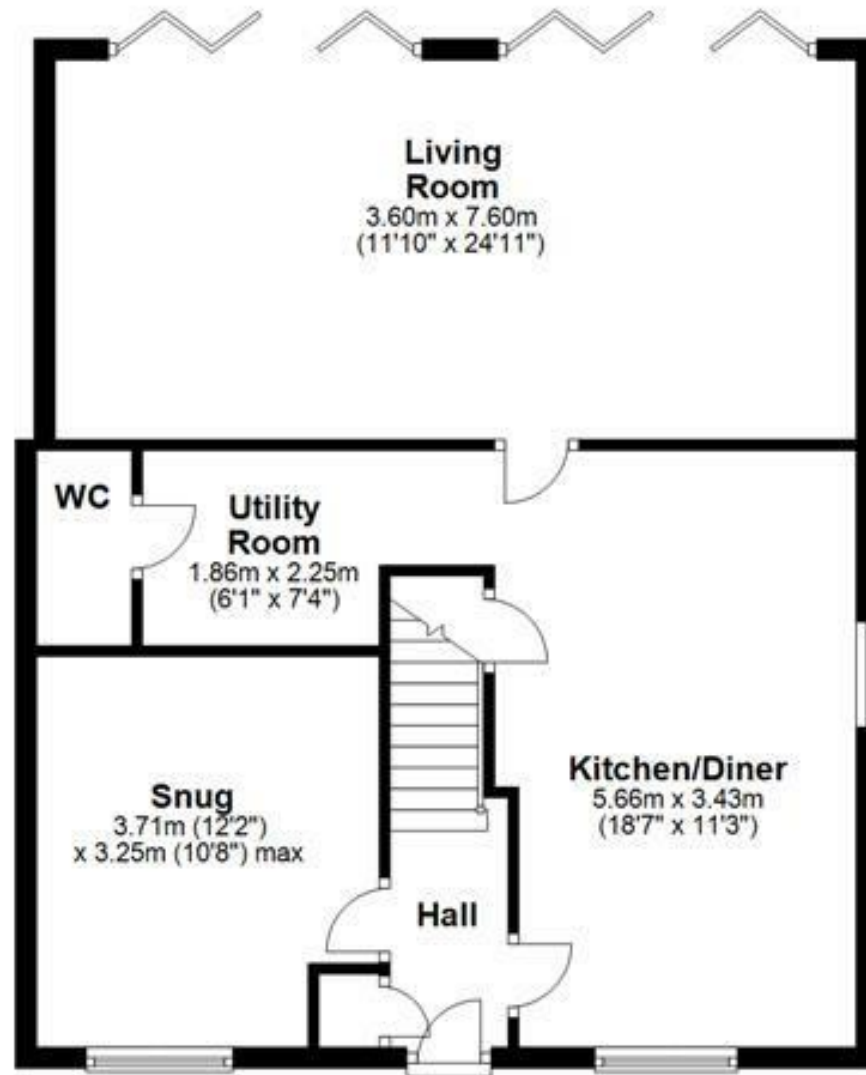






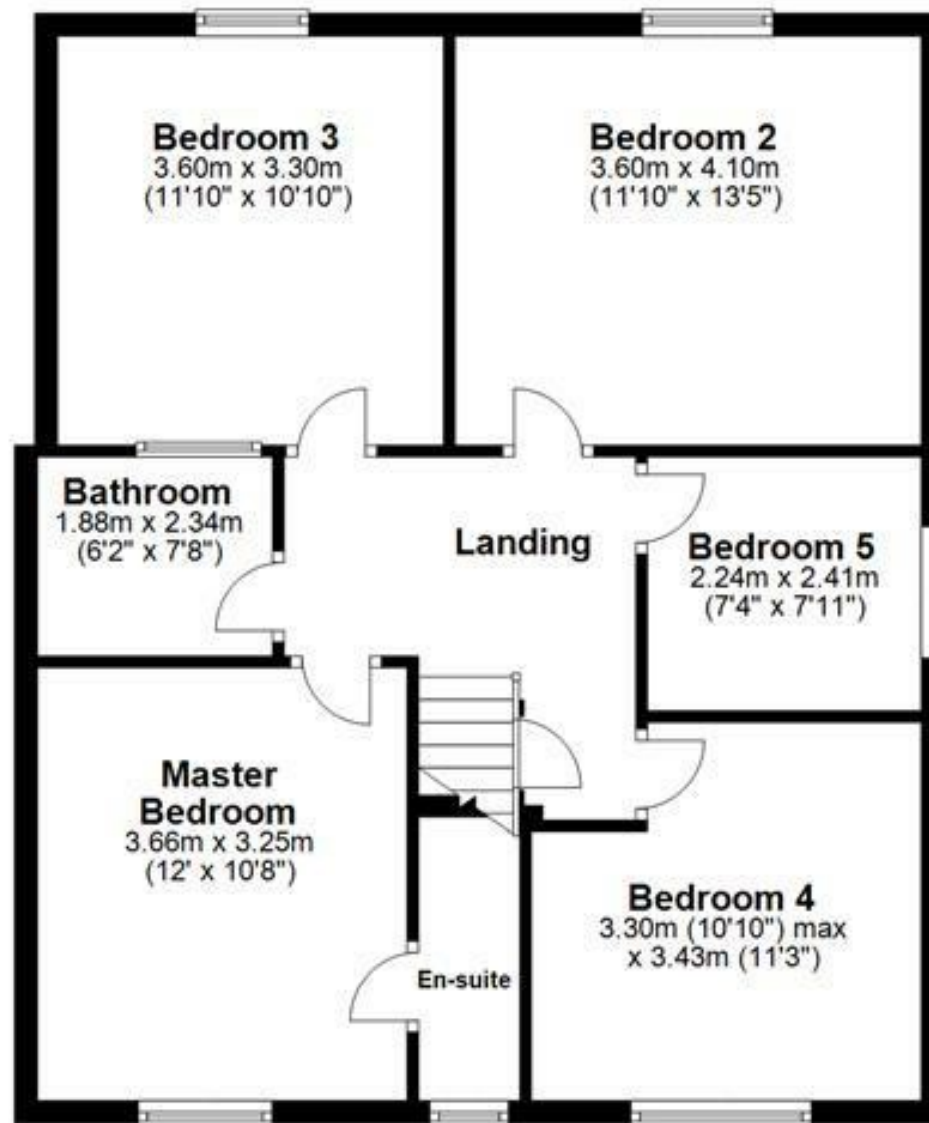


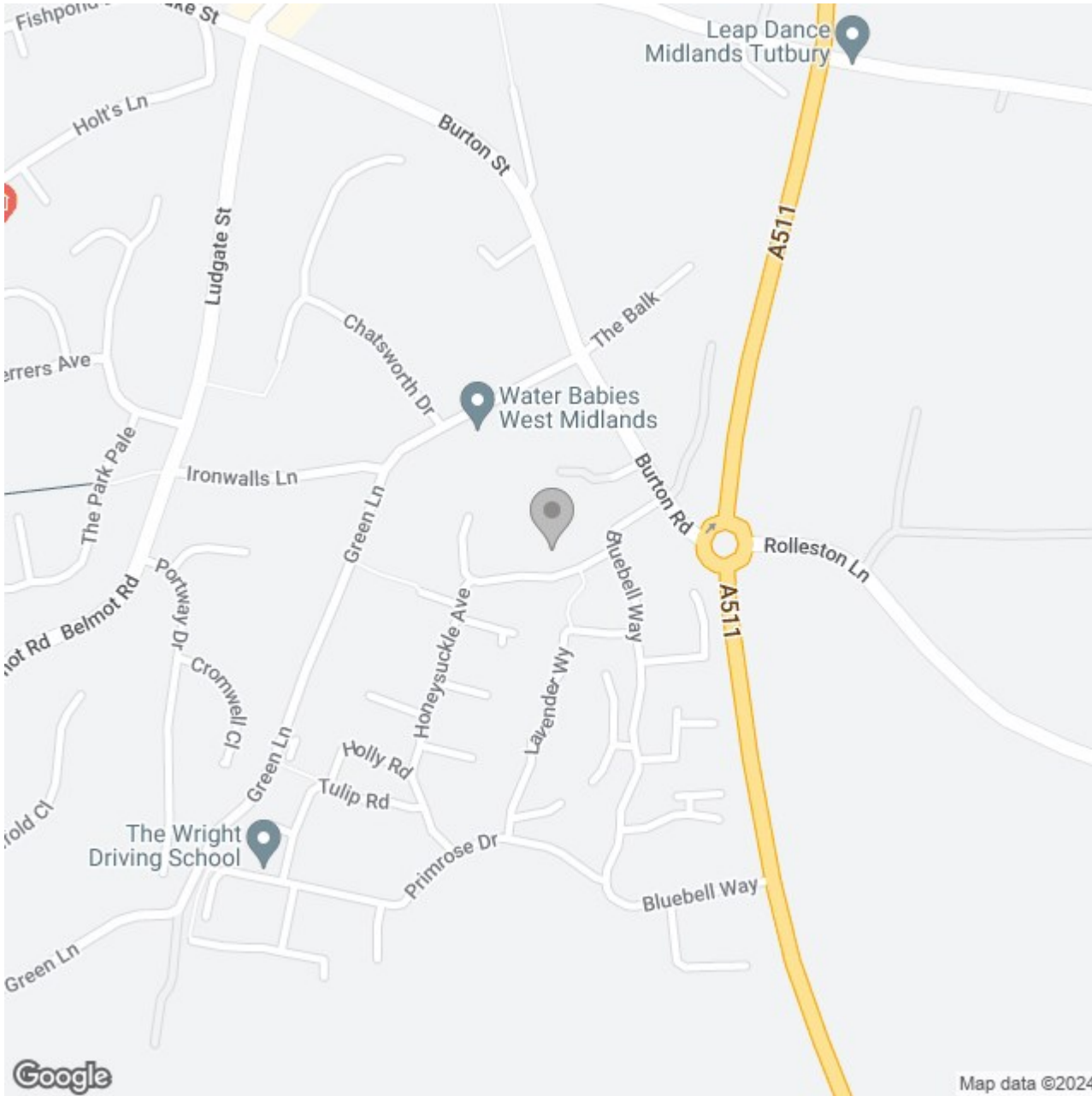
## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson  
Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

## First Floor





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	