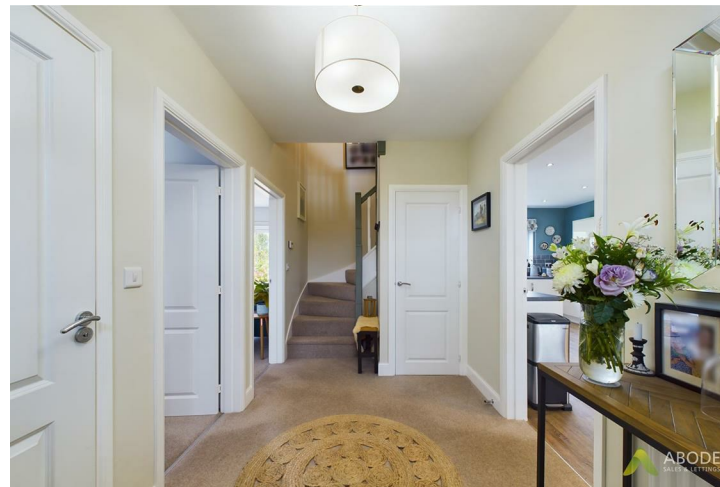






This impressive four bed detached family home is located in the desirable village of Tutbury. Situated within a sought-after development, the property boasts a spacious kitchen diner with utility room, two reception rooms, and four well-proportioned bedrooms, including a master bedroom with an en-suite shower room. Additional perks include a garage with a driveway offering ample parking space. To fully appreciate the charm and features of this property, viewing is highly recommended, available strictly by appointment only.



Accommodation

Entrance Hall

The entrance hall features a central heating radiator, stairs leading to the first floor, under stairs storage, and doors leading to:

WC/Cloaks

The WC/cloaks area includes a low-level wc, wash hand basin with a mixer tap, tiled flooring, and a central heating radiator.

Kitchen Diner

The kitchen diner is equipped with matching wall and base units, a straight edge preparation work surface with a one and a half bowl sink and mixer tap, electric oven and electric grill, a five-ring gas hob with an extractor over, an integrated dishwasher and fridge freezer, double glazed UPVC windows to the front and rear elevation, a central heating radiator, and a door leading to:

Utility Room

The utility room features base units, space for a washing machine, a wall-mounted gas boiler, a sink with a mixer tap and drainer, and a double glazed composite door leading to the garden.

Living Room

The living room includes a central heating radiator and double glazed French doors leading to the garden.

Study

The study features a central heating radiator and a double glazed UPVC window to the front elevation.



First Floor Landing

The first-floor landing has an airing cupboard, a loft hatch, and doors leading to:

Master Bedroom

The master bedroom includes a central heating radiator, double built-in wardrobes, a double glazed UPVC window to the rear elevation, and a door leading to:

En-suite Shower Room

The en-suite shower room consists of a three-piece suite







comprising a low-level wc, wash hand basin with a mixer tap, a shower cubicle with a gravity shower over and tiled splashbacks, a double glazed UPVC window to the rear elevation with opaque glass, and a central heating radiator.

Bedroom Two

Bedroom Two features a central heating radiator, built-in sliding mirror wardrobes, and a double glazed UPVC window to the rear elevation.

Bedroom Three

Bedroom Three includes a central heating radiator and a double glazed UPVC window to the front elevation.

Bedroom Four

Bedroom Four consists of a central heating radiator and a double glazed UPVC window to the front elevation.

Family Bathroom

The family bathroom comprises a three-piece suite consisting of a bath with a mixer tap and shower over, a wash hand basin with a mixer tap, a low-level wc, a heated ladder towel rail, tiled flooring, partially tiled walls, spotlighting, an electric extractor fan, and a double glazed UPVC window to the front elevation.

Outside

The front elevation of the property features a central pathway leading to the front entrance door. The rear elevation offers a mainly laid to lawn garden with a patio area ideal for seating and a gate leading to the garage and rear driveway. Also offering an outbuilding with heating, electricity and lighting.

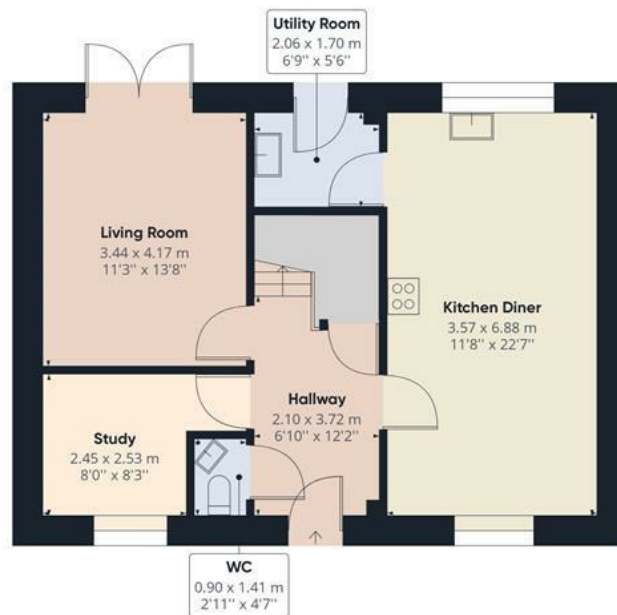




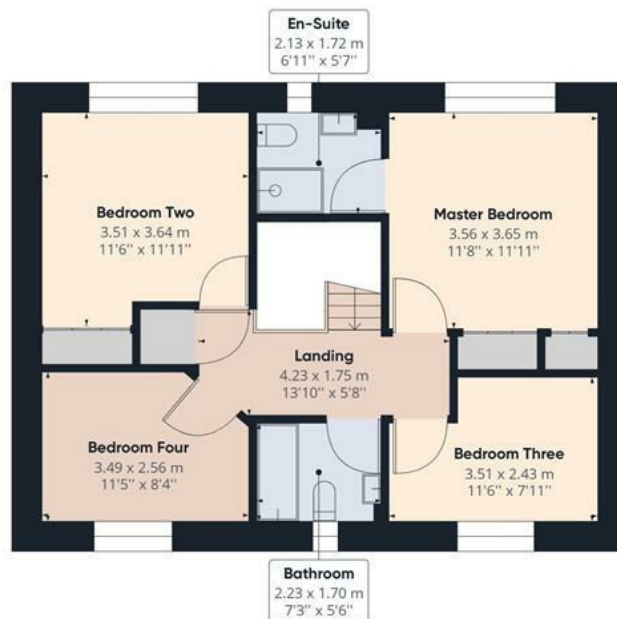








Floor 0



Floor 1

Approximate total area⁽¹⁾

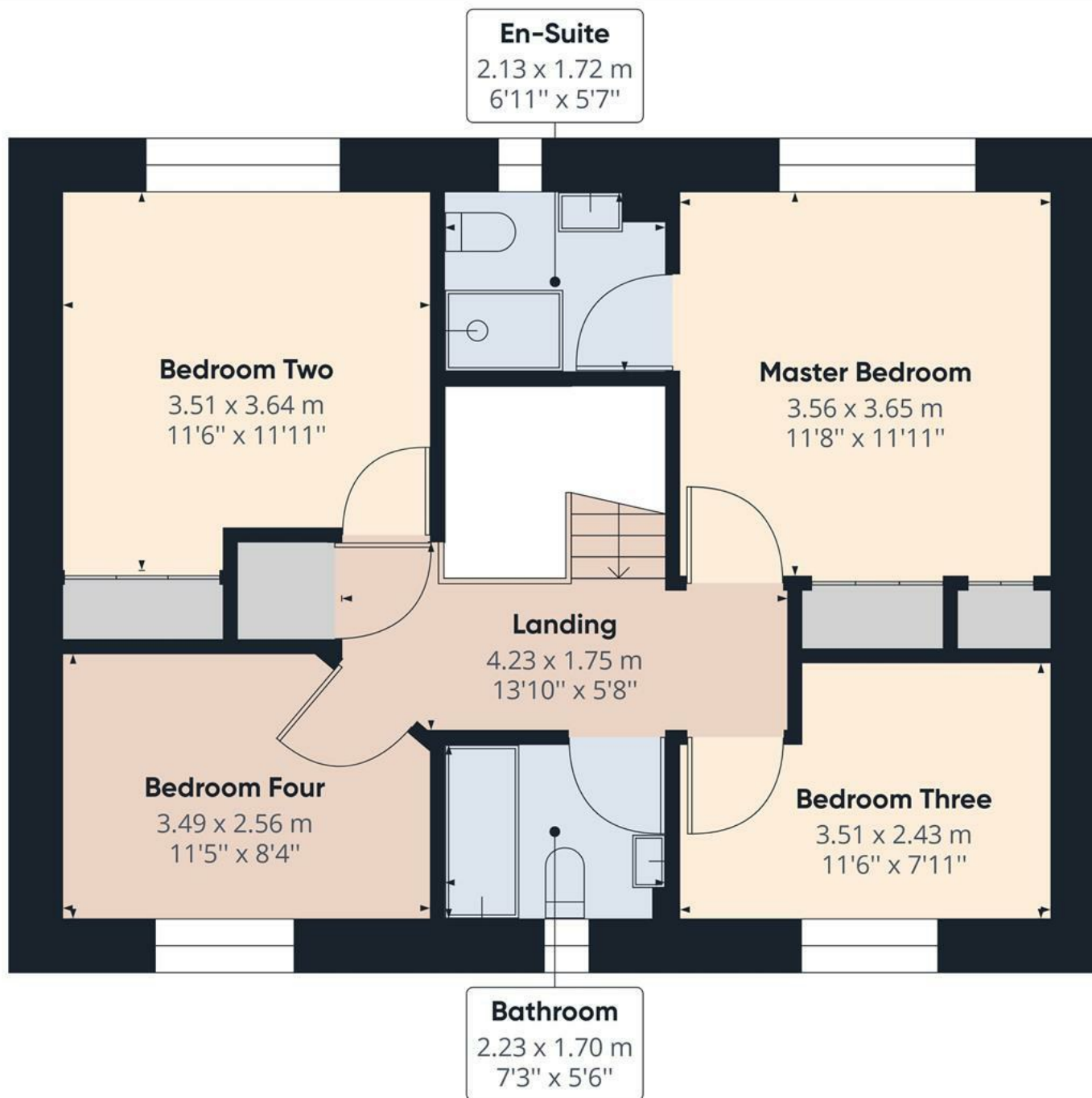
121.11 m²

1303.63 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

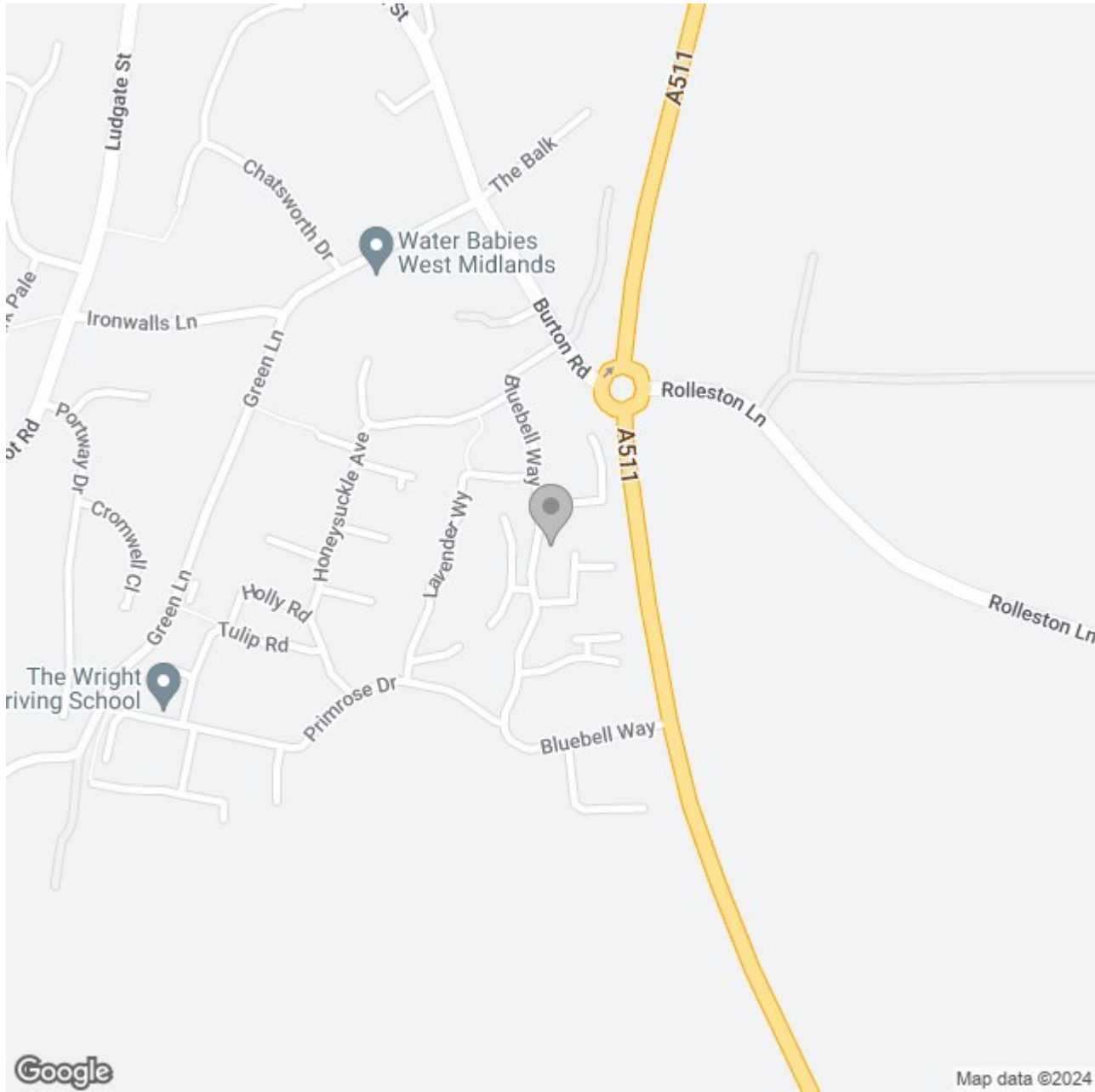
Approximate total area⁽¹⁾

58.16 m²
626.02 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	