



TUDOR
GARDENS



A truly stunning five bedroom detached family home situated in the village of Tutbury. Tudor Gardens is a gated and exclusive development of individual modern homes built to a high specification with fully fitted kitchen having integrated appliance, Karndean flooring to all bathrooms, kitchen, hallway and utility. Under floor heating to the ground floor. The glazed front gable allows for a rather striking galleried landing which must be viewed to be appreciated.



Entrance hallway

With under floor heating thermostat, vaulted ceiling with floor to ceiling double glazed windows, stairs rising to the first floor and doors leading off to:

Living Room

With under floor heating thermostat, recessed burning stove with granite hearth and double glazed windows to the front elevation.

Kitchen Diner

With a selection of matching wall and base units having a straight edge quartz work surface, one and a half bowl sink with mixer tap and drainer, integrated five ring gas hob, microwave, electric oven and electric grill, dishwasher, recessed spotlighting, double glazed windows to the side elevation, bi-folding doors leading out onto the garden, underfloor heating thermostat, double glazed window to the front elevation and doors leading off to:

Utility Room

With a base unit, space for washing machine and tumble dryer, work top with single sink with mixer tap and drainer, recessed spotlighting, electric extractor fan and a composite rear access door.

WC/cloaks

With a low level wc, wash hand basin with mixer tap and vanity unit below, double glazed window to the rear elevation and an electric extractor fan.

First floor landing

With central heating radiator, view point to the



entrance hall, stairs rising to the second floor and doors leading off to:

Family Bathroom

With a four piece suite comprising: low level wc, wash hand basin with vanity unit and mixer tap, bath with mixer tap overs shower cubicle with glass sliding door and gravity shower over, partially tiled walls, heated ladder towel rail, recessed spotlighting and a double glazed window to the rear elevation.







Master bedroom

With a central heating radiator, double glazed French doors leading out to the Juliet balcony, walk in wardrobe and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass bifolding door, gravity shower over, recessed spotlighting, heated ladder towel rail and a double glazed window to the side elevation.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation.

Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

Second floor landing

With doors leading off to:

Bedroom Four

With central heating radiator, storage cupboard, double glazed window to the front elevation, skylight to the rear elevation and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail, recessed spotlighting and tiled walls.

Bedroom Five

With central heating radiator, double glazed window to the front elevation and a skylight to the rear aspect.

Outside

The outside of the property to the front elevation has a driveway providing parking facility which leads to the front entrance door. Adjacent to the side of the property is a private gated driveway leading to the double garage and secondary driveway. The rear elevation of the property offers an enclosed rear garden having Astro turfed lawn and patio area ideal for seating and entertaining.









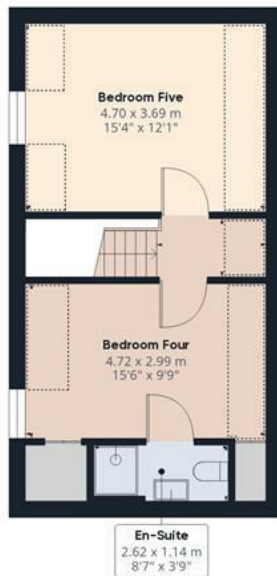




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

231.59 m²
2492.78 ft²

Reduced headroom

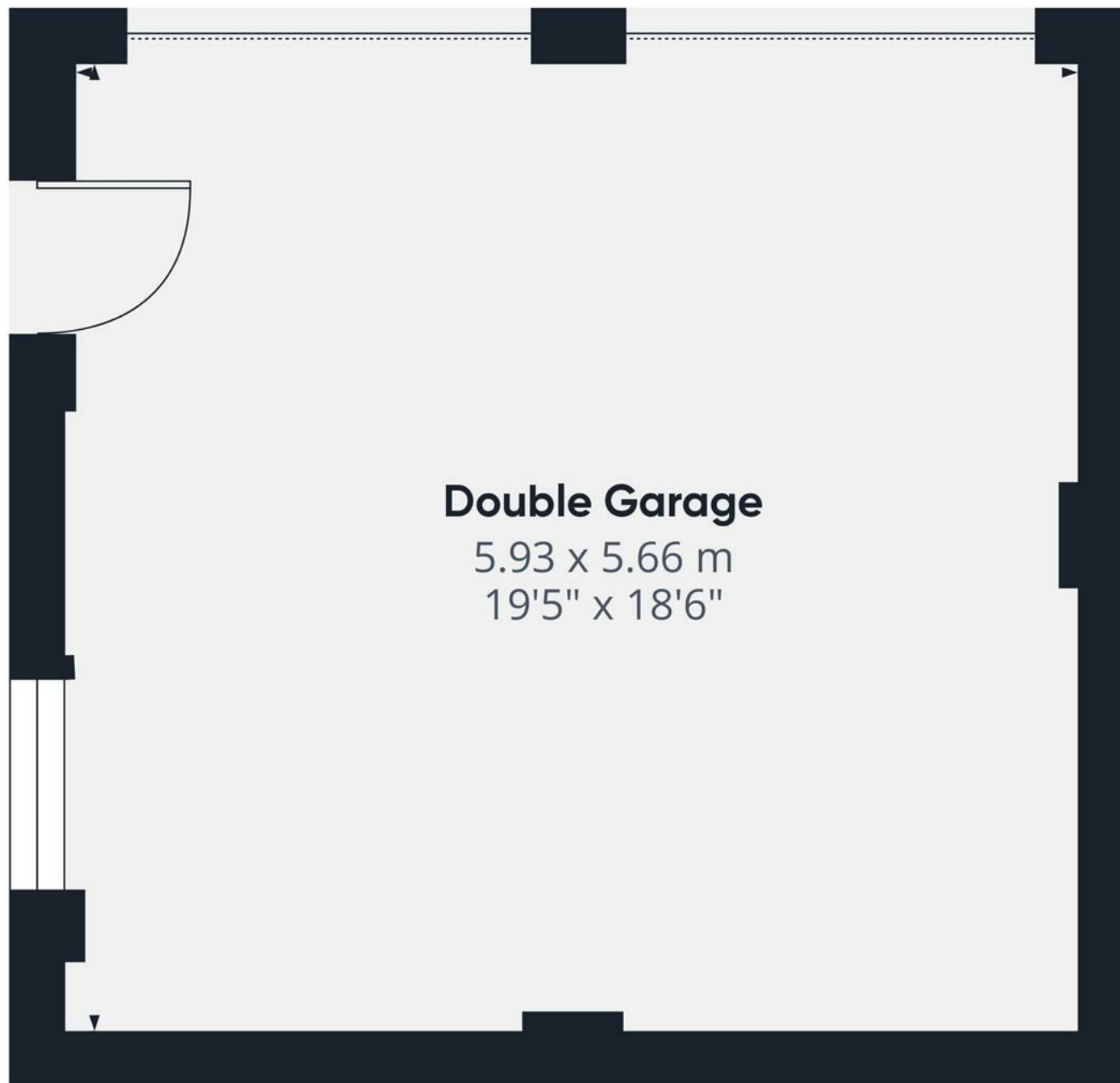
9.7 m²
104.43 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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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Double Garage

5.93 x 5.66 m
19'5" x 18'6"

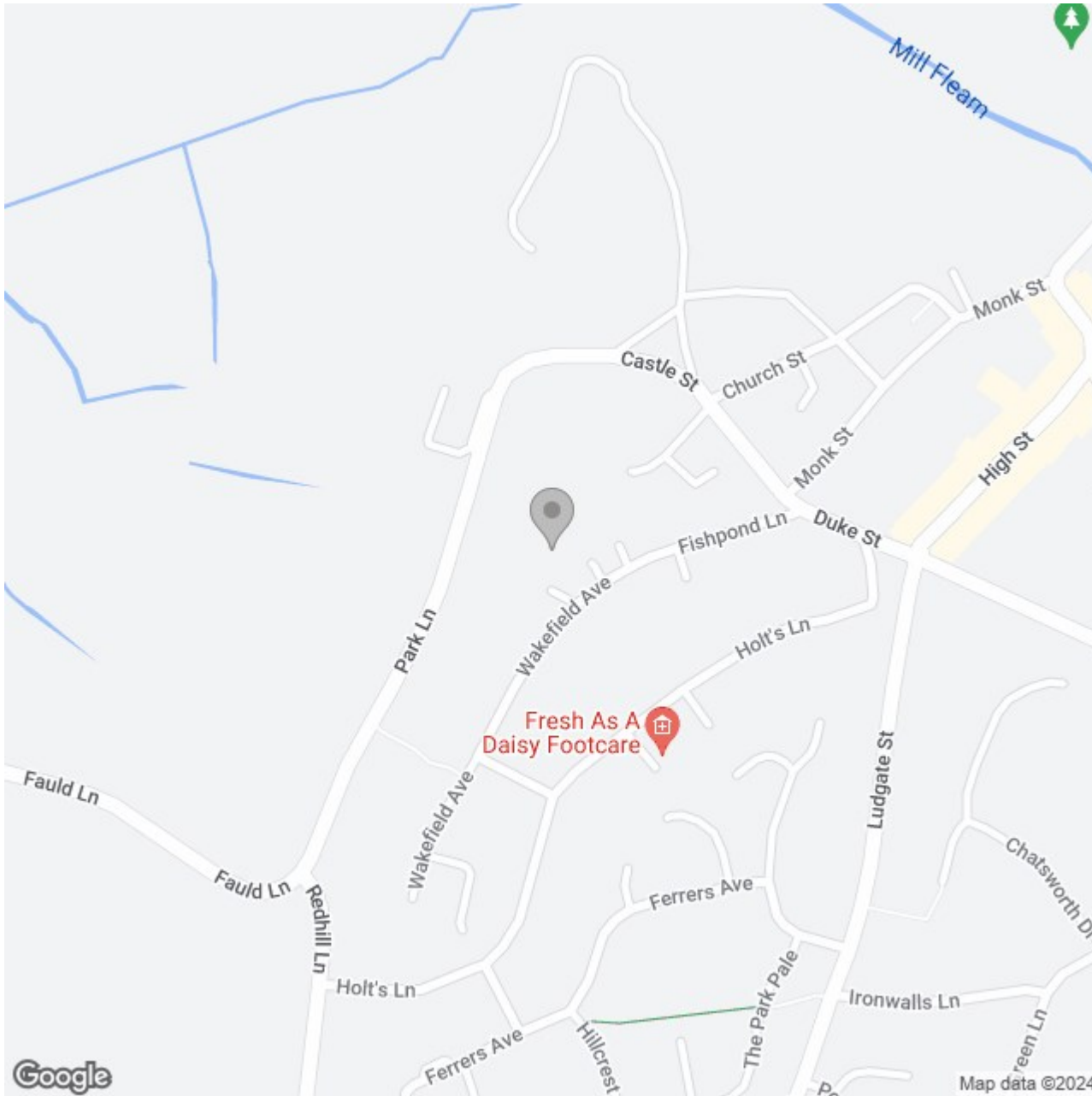
Approximate total area⁽¹⁾

34.26 m²
368.72 ft²


(1) Excluding balconies and terraces.

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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 |  |