



47 Tutbury Avenue

Littleover, Littleover, DE23 3UX

**** IMMACULATE DETACHED FAMILY HOME **** OPEN PLAN LIVING KITCHEN WITH A DINING ROOM ****
Rare opportunity to purchase this Barratt design property on the Highfields development. In brief the property offers a hall, guest cloakroom, good size lounge with bay window, study, fitted living and breakfast kitchen with a dining room and utility room. Four first floor bedrooms, master with an en suite and a family bathroom. Side drive down to a single garage and an enclosed rear garden. MUST BE VIEWED.

Offers Over £475,000

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- IMMACULATE DETACHED FAMILY HOME
- HALL & CLOAKROOM
- LOUNGE
- FITTED LIVING & BREAKFAST KITCHEN
- DINING ROOM & UTILITY ROOM
- STUDY
- FOUR BEDROOMS
- EN SUITE & BATHROOM
- GARDEN
- DRIVE & GARAGE

HALL

CLAOKROOM

LOUNGE

12'2 x 16'7 (3.71m x 5.05m)

DINING ROOM

10'8 x 8'8 (3.25m x 2.64m)

LIVING, BREAKFAST KITCHEN

LIVING BREAKFAST AREA

12'6 x 7'11 (3.81m x 2.41m)

KITCHEN

10'2 x 8'8 (3.10m x 2.64m)

UTILITY ROOM

5'5 x 5'3 (1.65m x 1.60m)

STUDY

7'6 x 7'1 (2.29m x 2.16m)

FIRST FLOOR LANDING

BEDROOM 1

11'9 x 12'8 (3.58m x 3.86m)

EN SUTIE

4'10 x 7'6 (1.47m x 2.29m)

BEDROOM 2

14'3 x 10'8 (4.34m x 3.25m)

BEDROOM 3

10'5 x 11'0 (3.18m x 3.35m)

BEDROOM 4

10'4 x 9'9 (3.15m x 2.97m)

BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

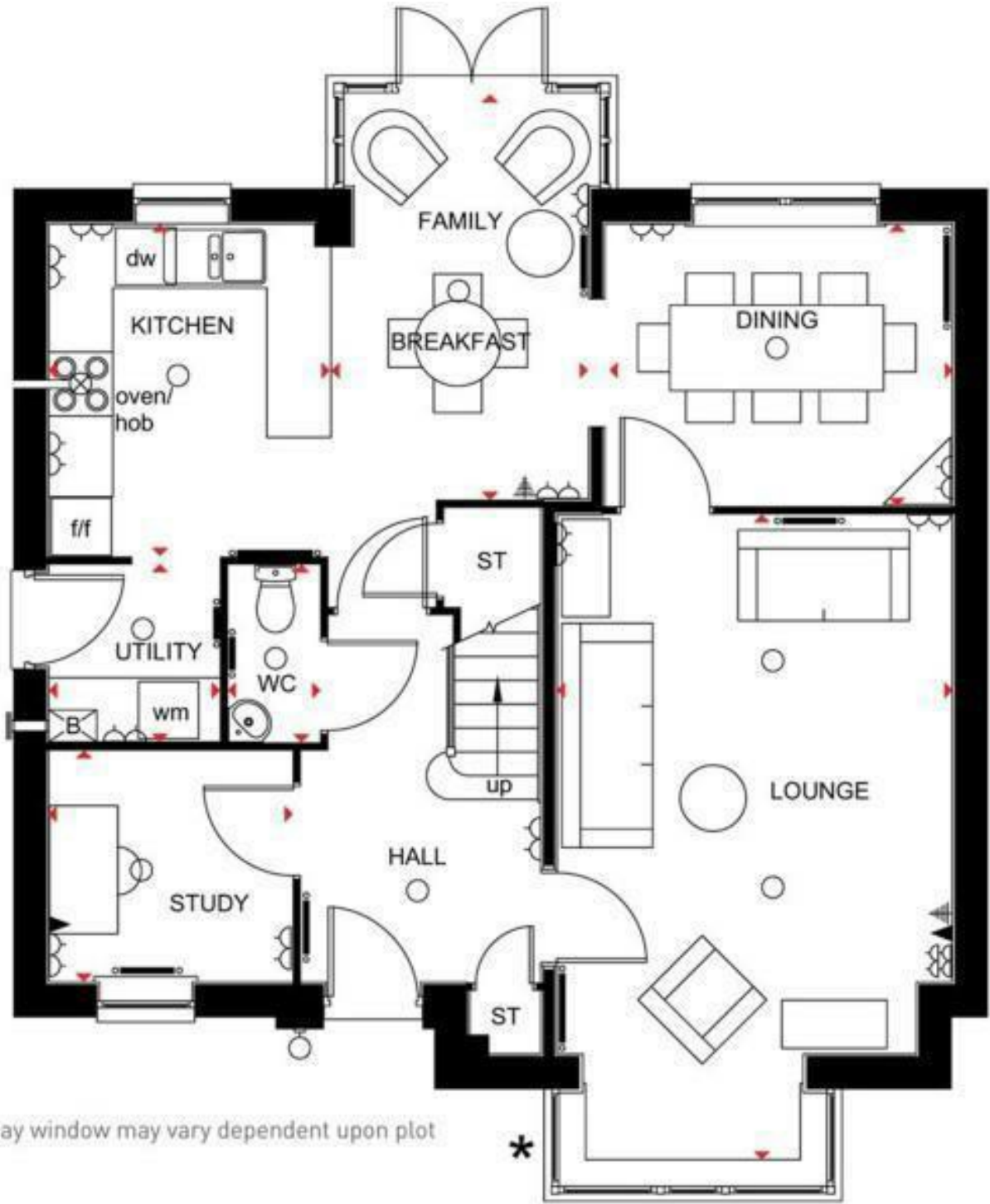
OUTSIDE



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	