







Situated on a generous plot in the heart of the sought-after village of Tutbury, this charming three-bedroom detached property offers an exceptional opportunity for comfortable family living with potential for further enhancement.

Boasting a spacious driveway with ample parking, a detached double garage, and an expansive rear garden, this home combines practicality with a serene, village lifestyle. Inside, the accommodation includes a light-filled lounge diner perfect for family gatherings, a well-equipped fitted kitchen, and a versatile additional reception room. Upstairs, three well-proportioned bedrooms provide relaxing spaces, complemented by a contemporary family bathroom. With its superb location close to local amenities, schools, and excellent transport links, this property promises an ideal blend of convenience, comfort, and future potential. Viewing is highly recommended to appreciate all this home has to offer.

























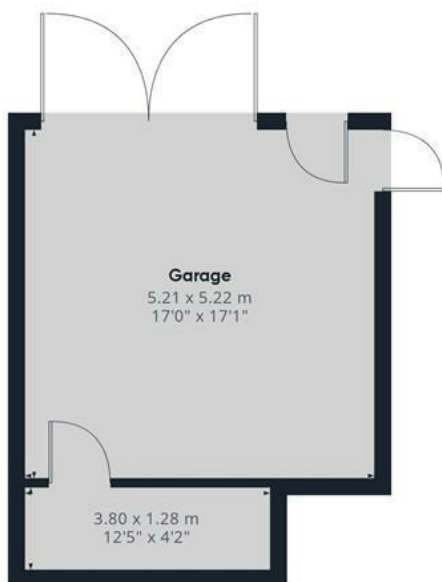




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>(1)</sup>**

114.06 m<sup>2</sup>

1227.73 ft<sup>2</sup>

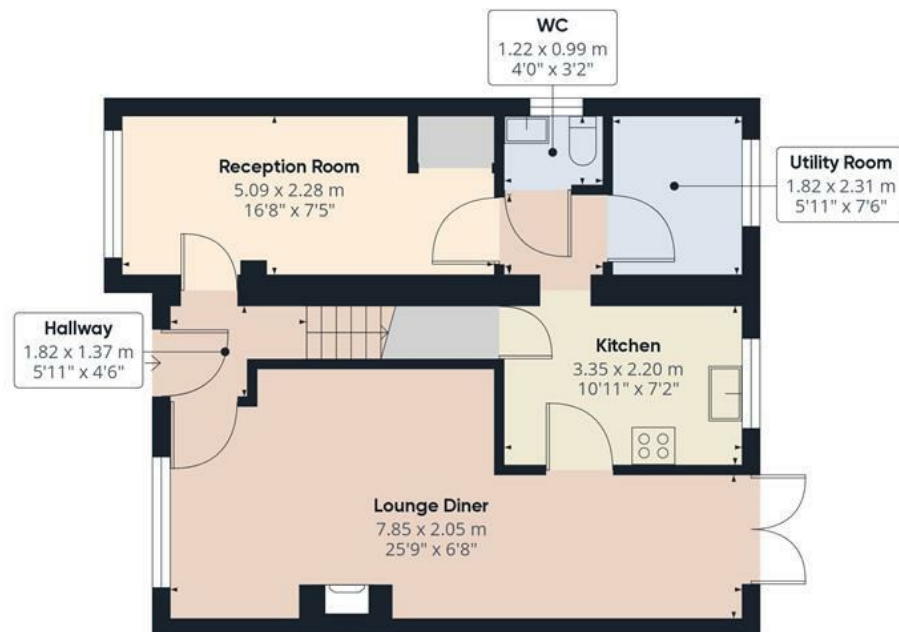
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

81.76 m<sup>2</sup>

880.06 ft<sup>2</sup>



Floor 1 Building 1

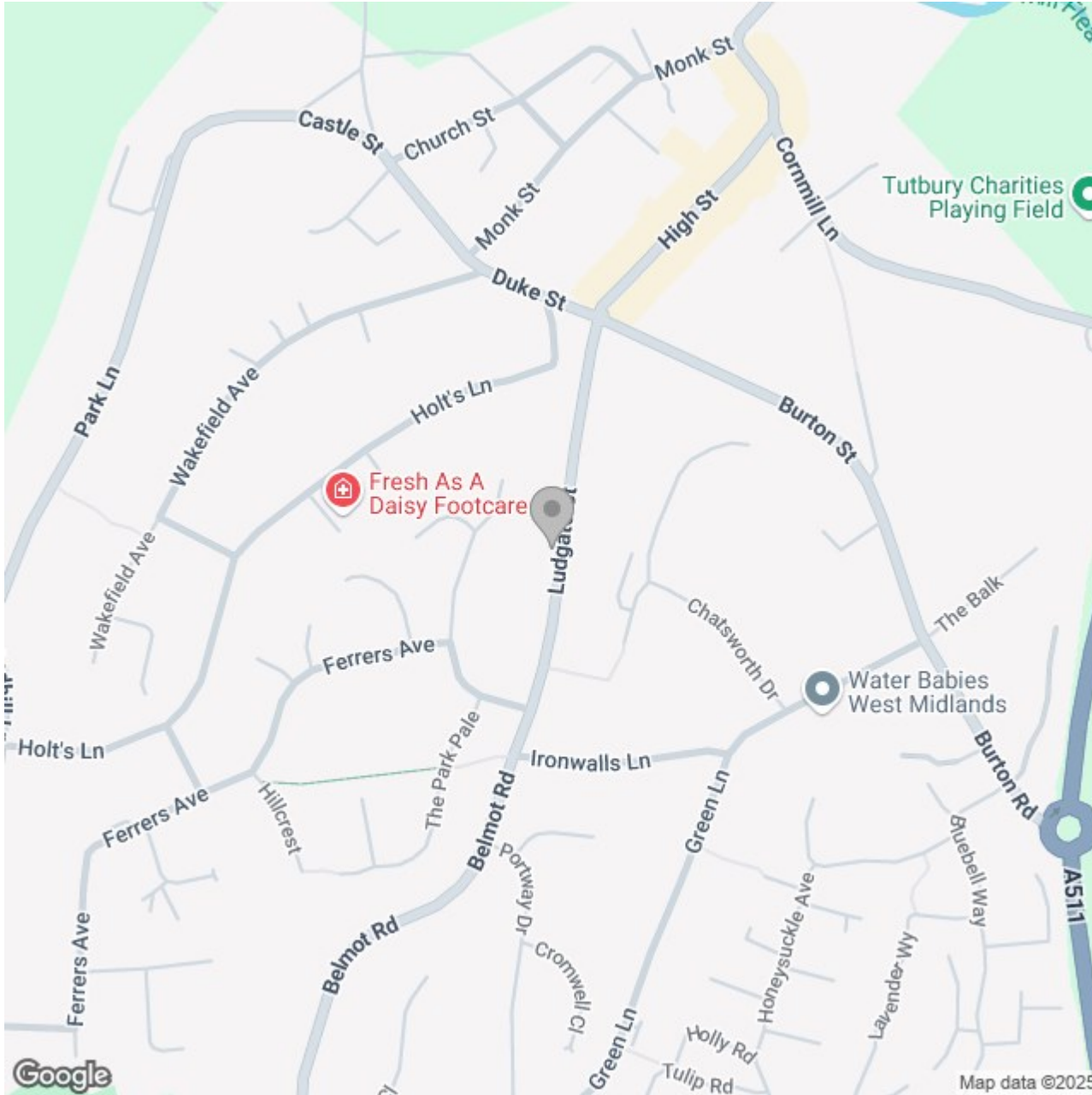
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## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>82</b> |
| (69-80) <b>C</b>                            | <b>69</b>   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |