





A beautifully presented three bedroom end-of-terrace home situated in the heart of Tutbury. Nestled in a peaceful location, this property offers easy access to public transport links, nearby schools, local amenities, and green spaces, making it an ideal choice for families. The home features three generously sized bedrooms, including a spacious master suite with an en-suite, a modern family bathroom, and a bright, open-plan kitchen diner equipped with modern appliances. With its contemporary design, ample space, and convenient location, this property is the perfect combination of comfort and practicality.



Accommodation

Ground Floor

The ground floor opens into a welcoming entrance hall, which leads to the inviting lounge, a perfect space for relaxation. The modern kitchen diner is bright and airy, featuring contemporary appliances and space for dining. A utility area offers additional practicality, while a convenient cloakroom WC completes the ground floor layout.

First Floor

The first floor comprises two well-proportioned bedrooms, ideal for family members or guests. Bedroom two is a spacious double room, while bedroom three offers versatility as a children's room, guest room, or home office. The modern family bathroom includes a three-piece suite, providing both style and functionality.

Second Floor

The second floor is dedicated to the master suite, which is generously sized and includes a private en-suite shower room.

Outside

The property benefits from a low-maintenance outdoor space, perfect for entertaining or relaxing. The rear of the property has designated parking as well as a garage.



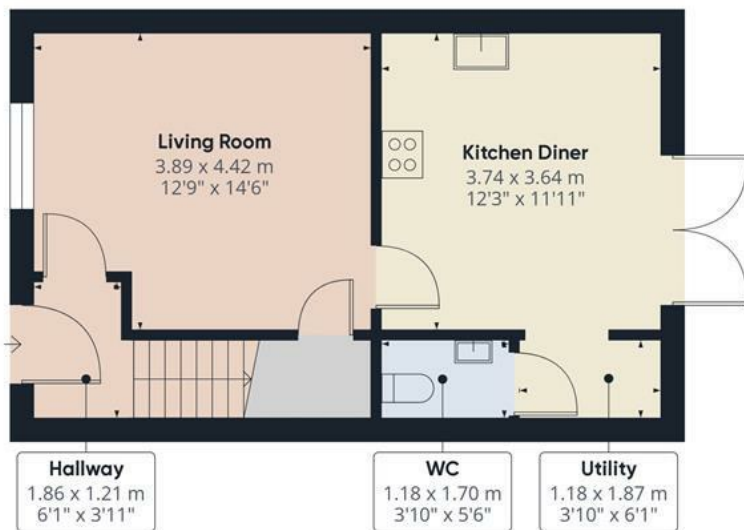








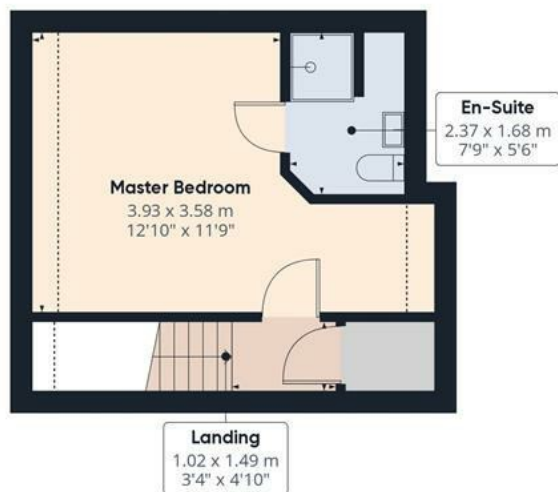




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

100.54 m²

1082.21 ft²

Reduced headroom

1.99 m²

21.39 ft²

(1) Excluding balconies and terraces

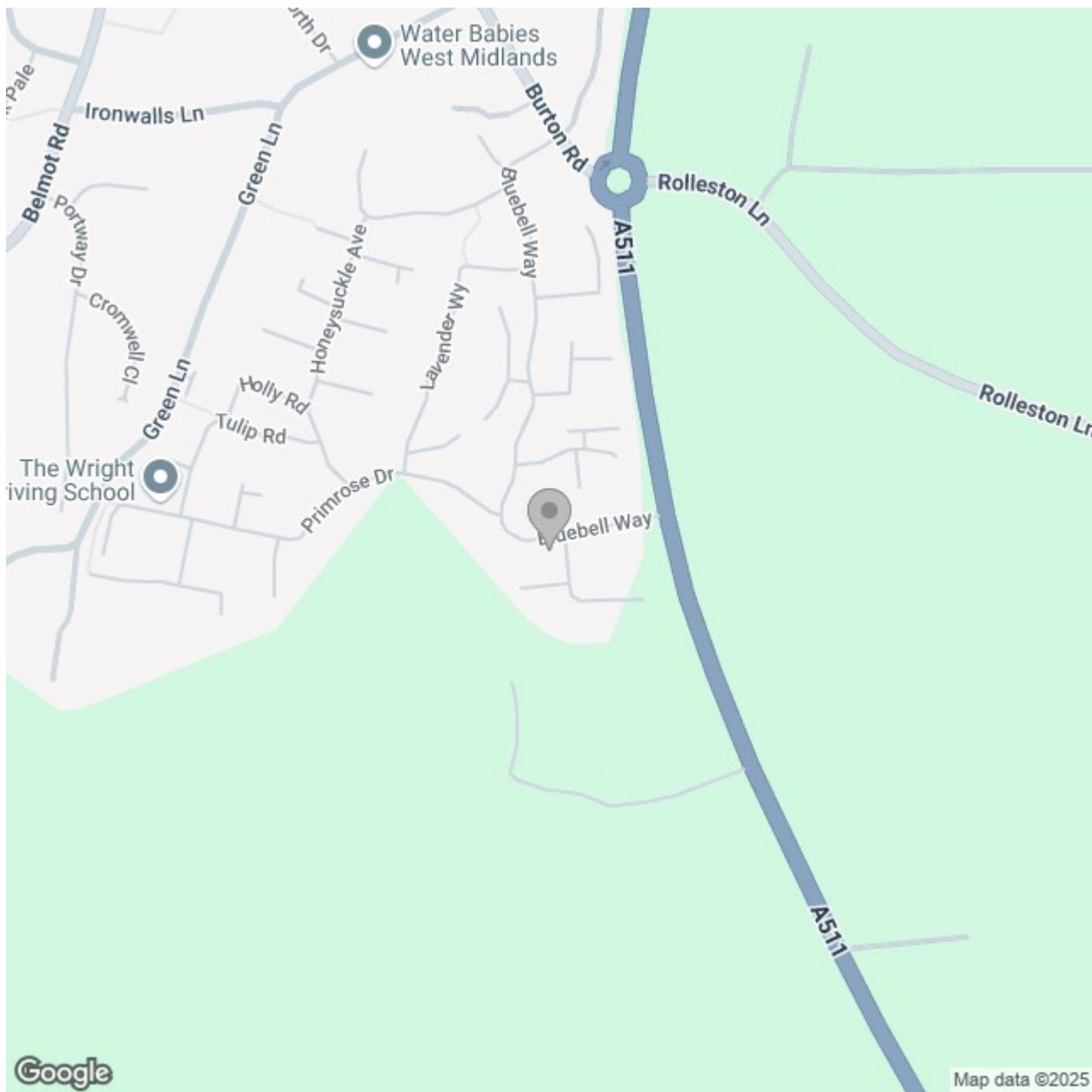
Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 	