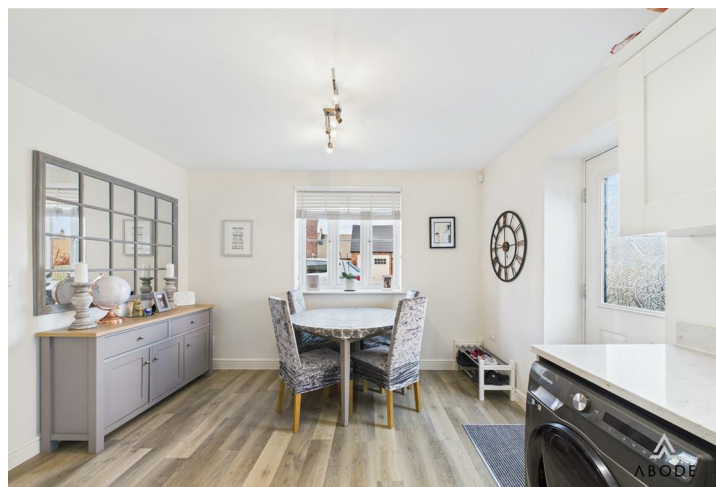








A modern detached residence positioned upon the Heritage Park development within the historic village of Tutbury. This stylish home provides hallway, cloakroom, open plan upgraded fitted dining kitchen with built in appliances with further accommodation on a generous plot.



## THE ACCOMMODATION

A modern detached residence positioned within the historic village of Tutbury. This stylish home is fully double glazed and gas centrally heated and provides contemporary decorated interior offering entrance hallway with cloaks cupboard, guest cloakroom with modern white suite, open plan upgraded fitted dining kitchen with built in appliances including oven & hob with an extractor above, concealed fridge freezer, surrounded by an abundance of units with polished stone work surface above with an open plan arrangement to a spacious dining area. The lounge is positioned to the rear elevation with French patio doors onto garden.

The first floor accommodation offers master bedroom suite with en suite shower room complimented with a light grey wall tile, two further bedrooms to the rear elevation overlook the garden and a central fitted family bathroom with three piece white bathroom suite.

Outside this particular home has a front garden and driveway affording parking for two vehicles leading to a single garage with an internal door allowing for access to a very generous rear garden, mainly laid to lawn with fenced boundaries. This home is relatively new, the current owner has kept the interior to a high presentation standard, with the location being ideal for a growing family, within easy reach of Tutbury village and the A38 & A50 road networks. All viewings by appointment only.

### OPEN PLAN DINING KITCHEN

15'3" x 11'9"



**LOUNGE**  
19'6" x 10'2"

### FIRST FLOOR

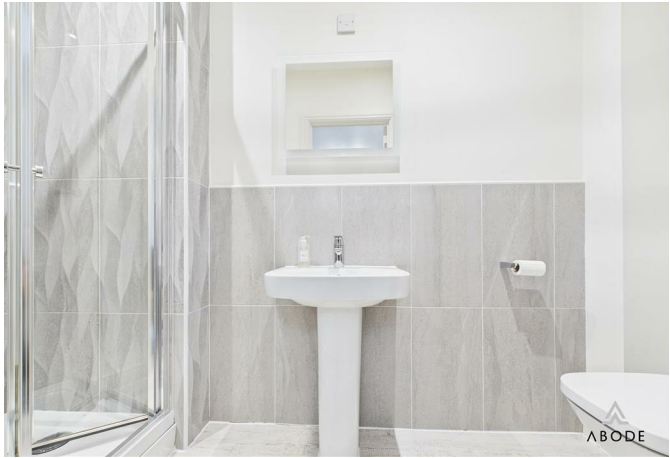
**MASTER BEDROOM**  
15'8" x 10'11"

**BEDROOM TWO**  
12'1" x 8'5"

**BEDROOM THREE**  
10'5" x 6'9"













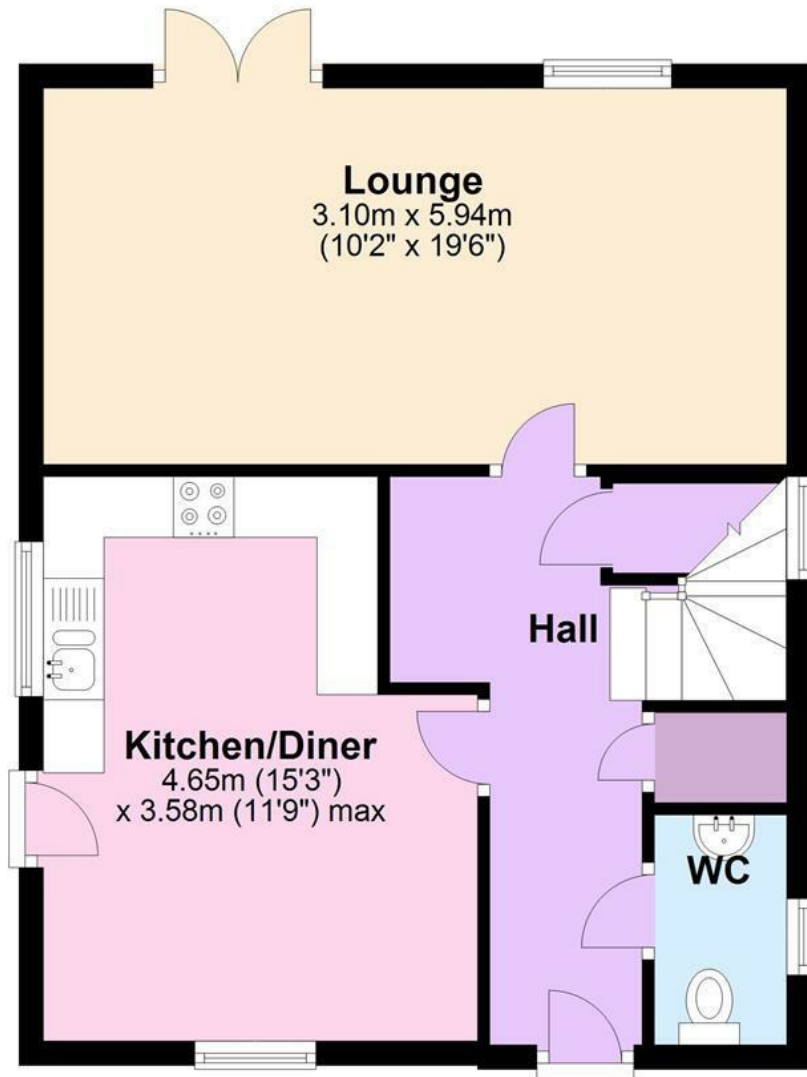




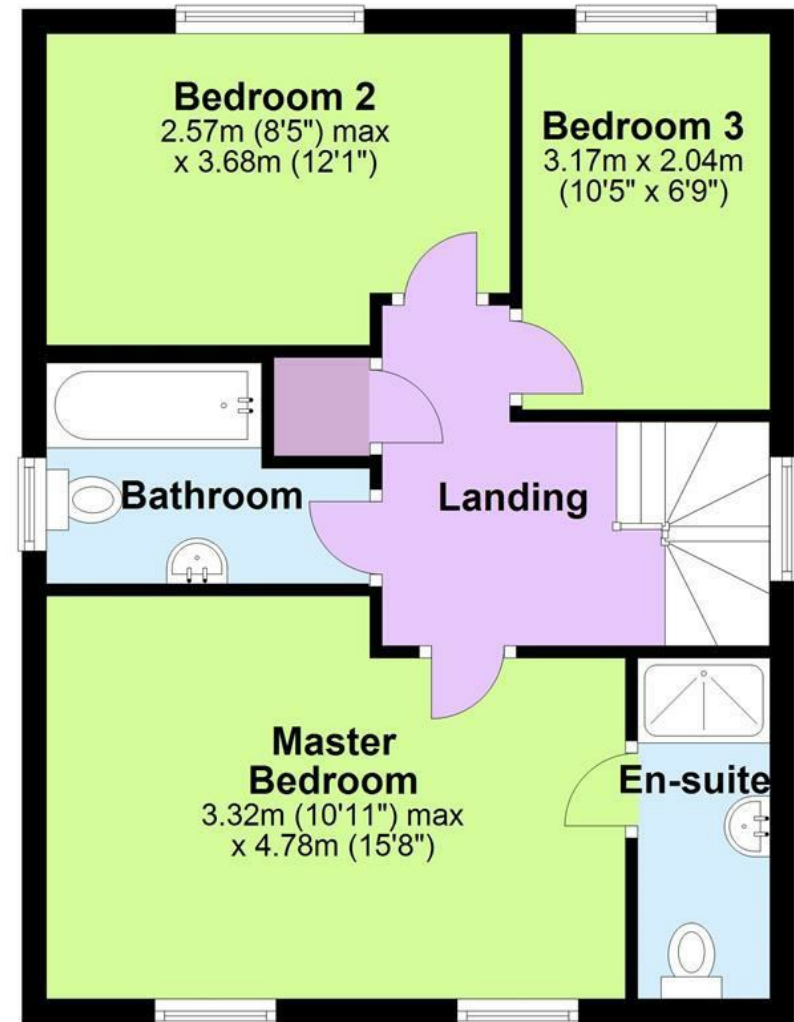




## Ground Floor



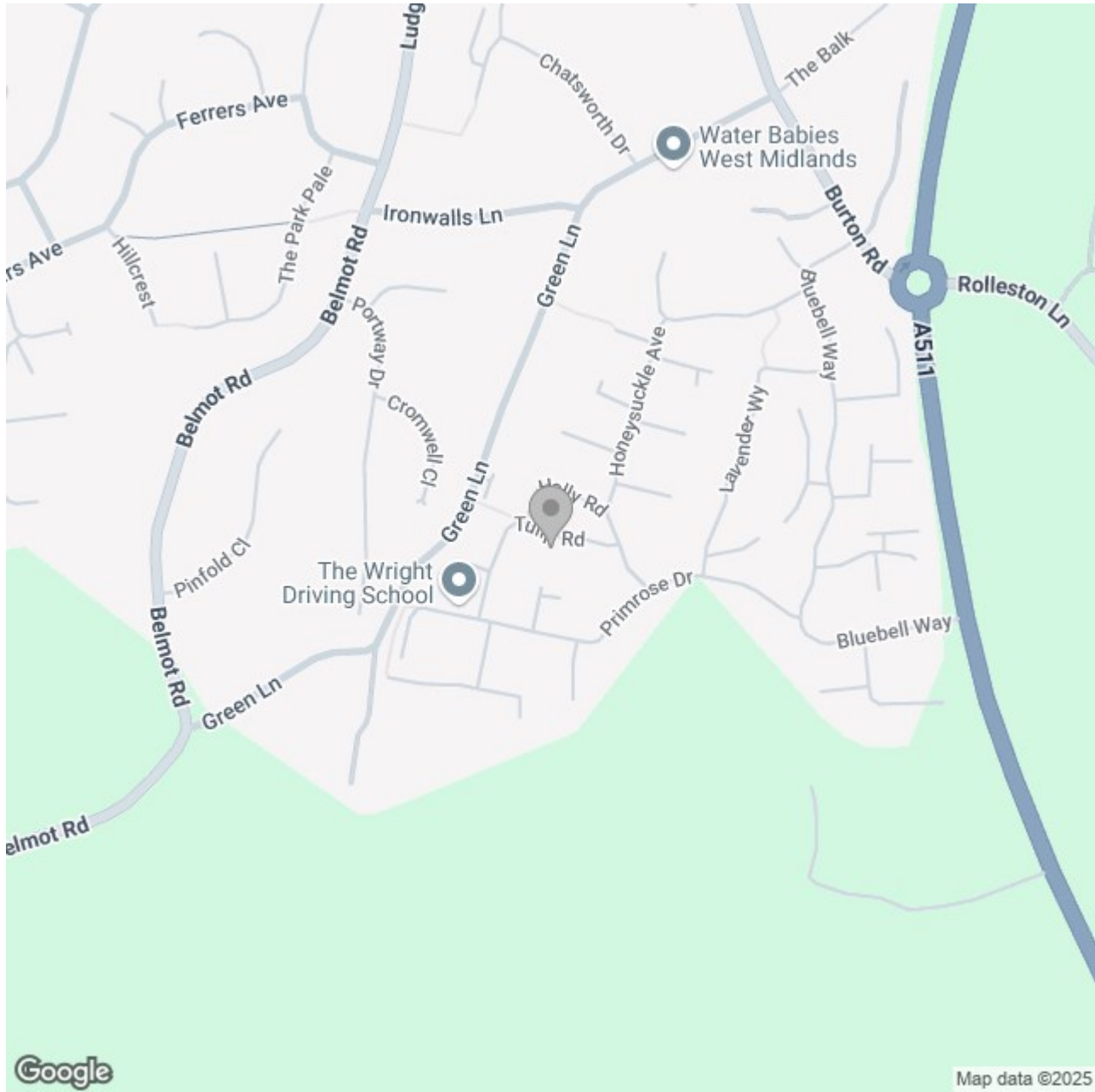
## First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	