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SALES & LETTINGS

Ferrers Avenue, Tutbury, DE13 9JJ

Offers Over £160,000

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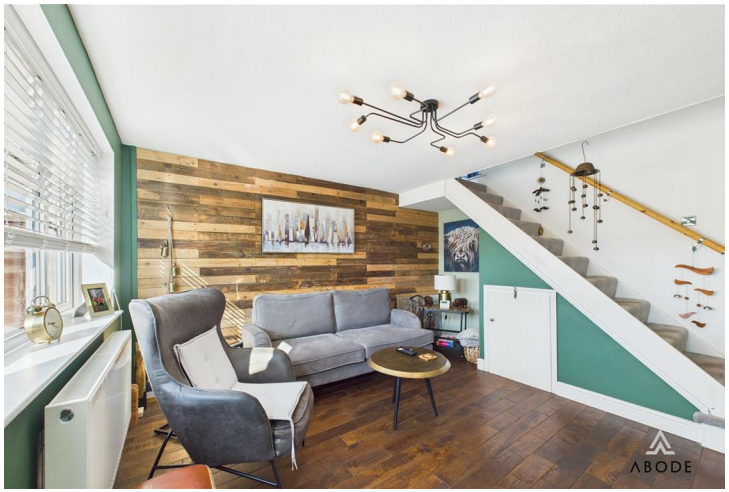
Situated in the popular village of Tutbury stands this delightful one-bedroom mid-townhouse with additional cot room/study, family bathroom and practical living space and fitted kitchen.

Outside, the property boasts a driveway, offering off-road parking and ease of access.

Viewing is highly recommended to fully appreciate the accommodation on offer.



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Accommodation

Upon entering, the ground floor features a modern and well-equipped kitchen, while the open-plan lounge diner provides a bright and airy living space, complete with under-stairs storage and double-glazed windows overlooking the rear garden. A double-glazed door leads directly out onto the enclosed and landscaped rear garden, which has been thoughtfully maintained, offering a private and inviting outdoor space.

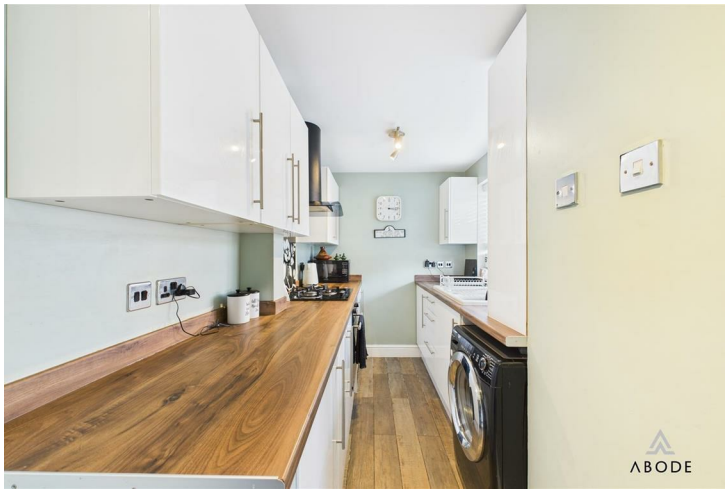
Upstairs, the master bedroom is a standout feature, boasting a high ceiling with an exposed beam, enhancing the character and sense of space. A double-glazed window to the rear allows for plenty of natural light. A door leads through to a versatile study or second bedroom, which enjoys a front-facing double-glazed window. The beautifully presented shower room is fitted with a modern three-piece suite and benefits from a double-glazed window to the front elevation.

This charming home is well-maintained throughout and offers a wonderful balance of character and contemporary living. Viewing is highly recommended.

Dimensions

Lounge: 4.11m x 3.83m (13'6" x 12'7")
Kitchen: 1.85m x 3.96m max (6'1" x 13' max)

Master Bedroom: 4.16m max x 3.86m (13'8" max x 12'8")
Bedroom Two / Study: 1.91m x 2.03m (6'3" x 6'8")
Shower Room: 1.73m x 1.83m (5'8" x 6')



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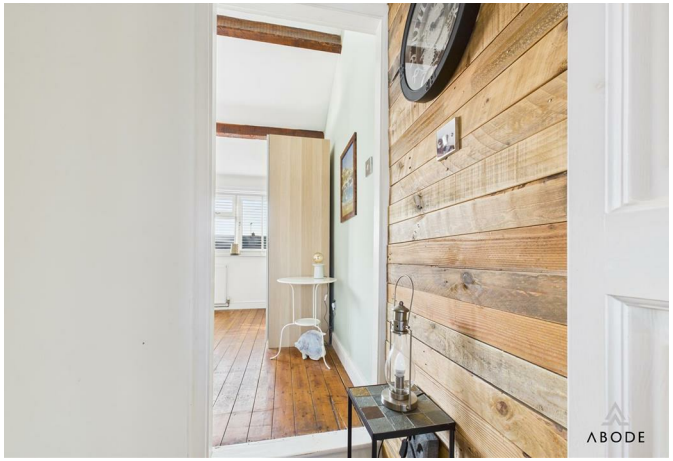
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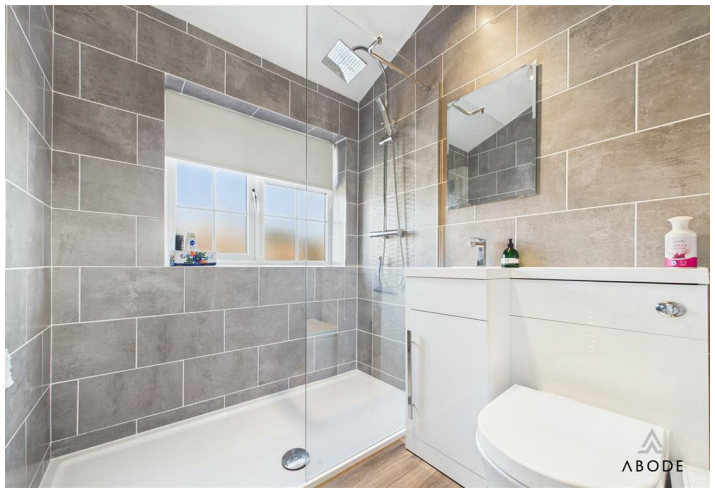
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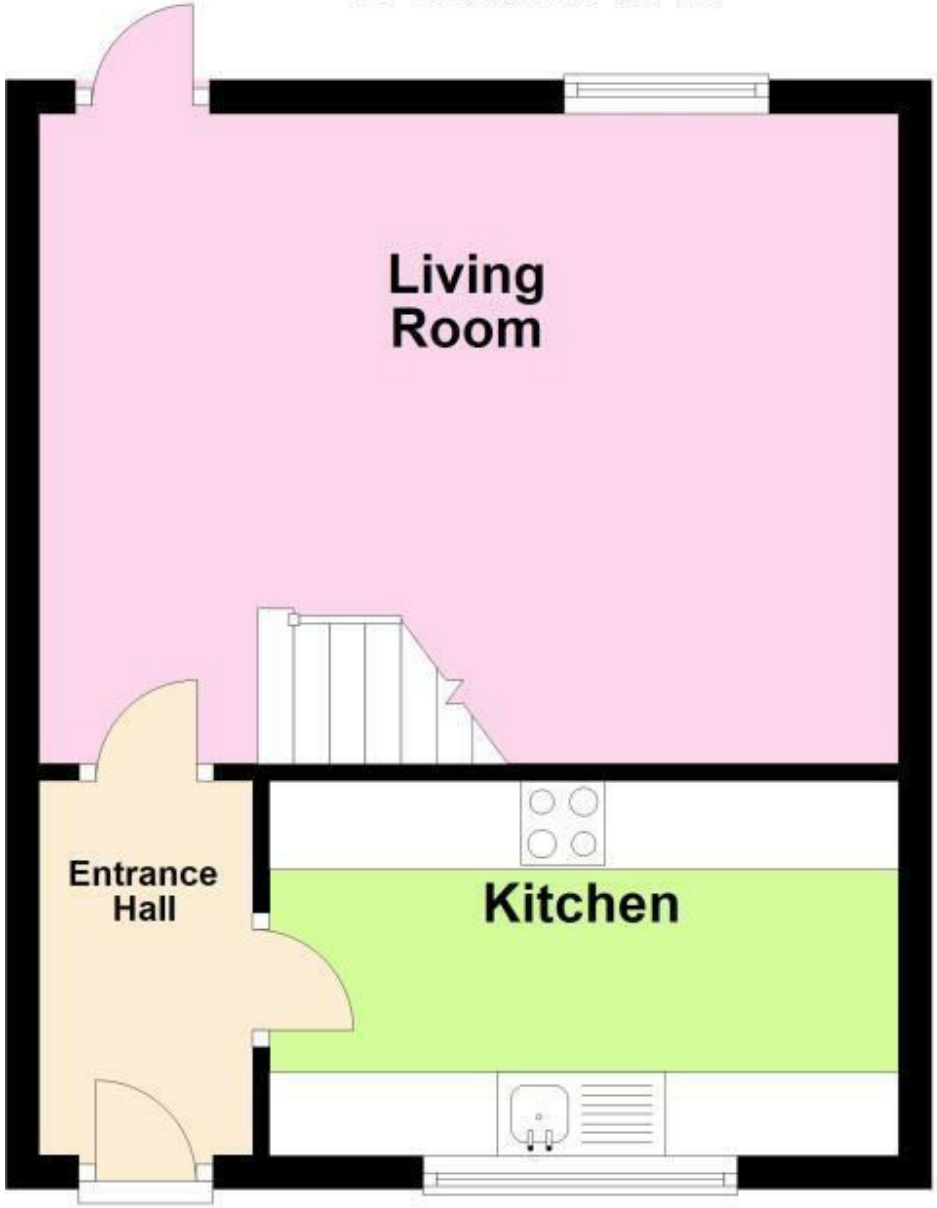
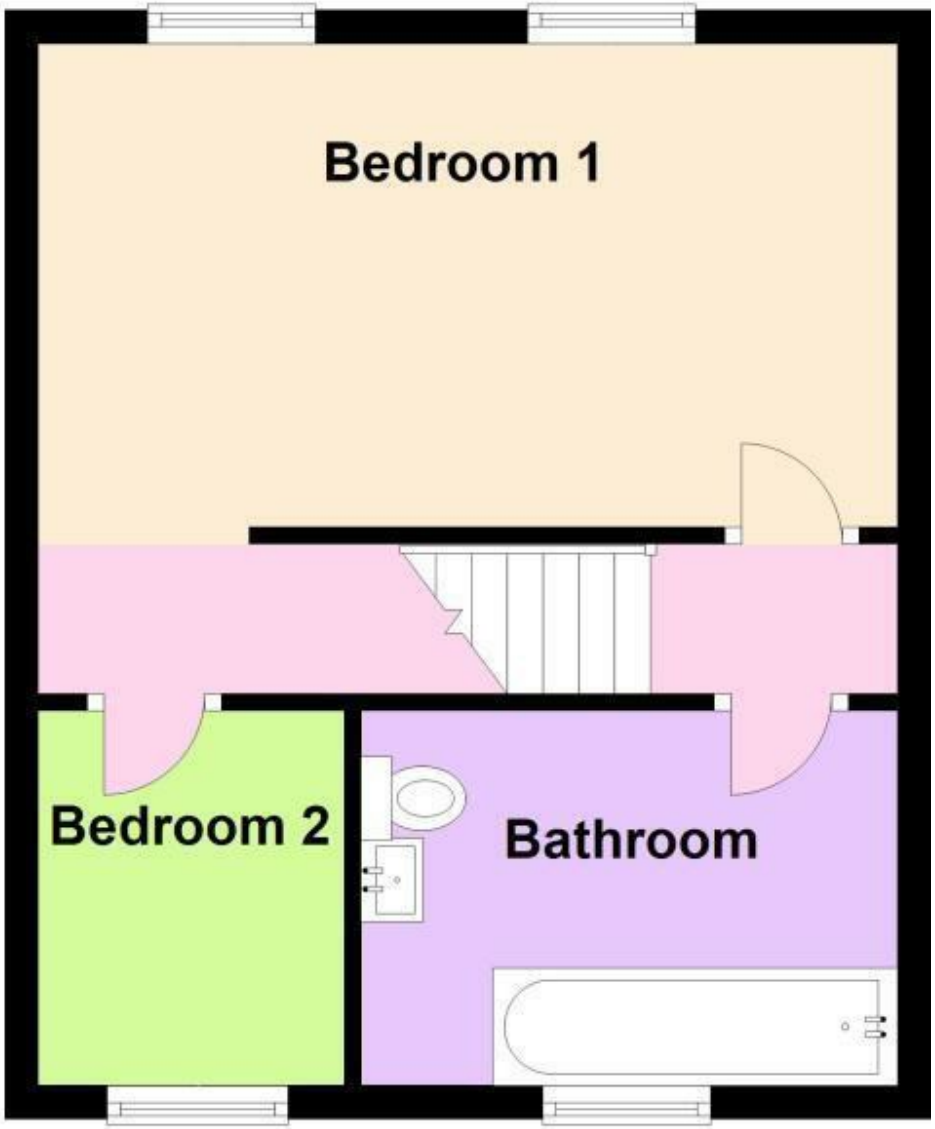
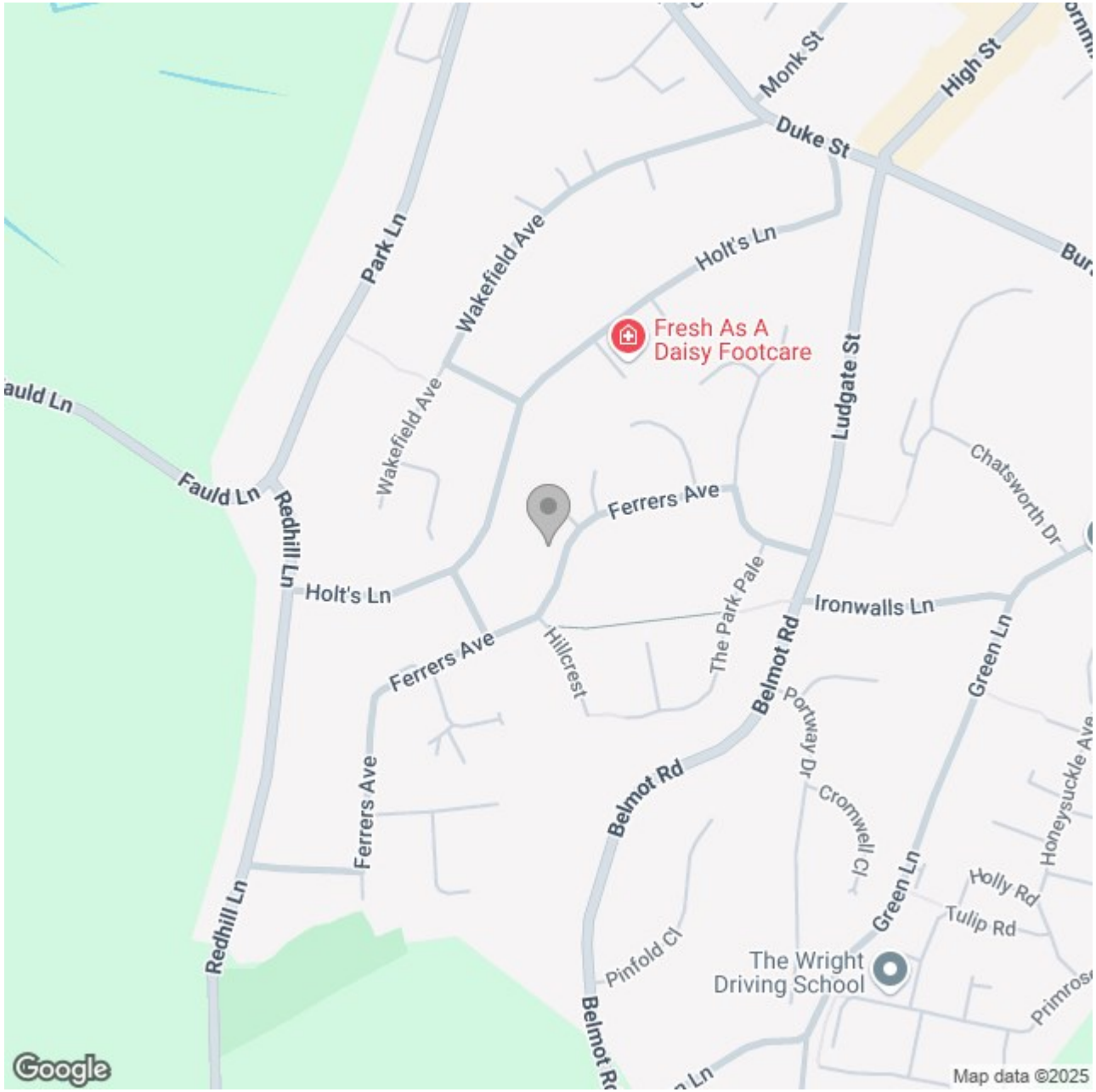
Ground Floor



First Floor



This plan is for information purposes only and is not warranted as an identical image to the property concerned
Plan produced using PlanUp.



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

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