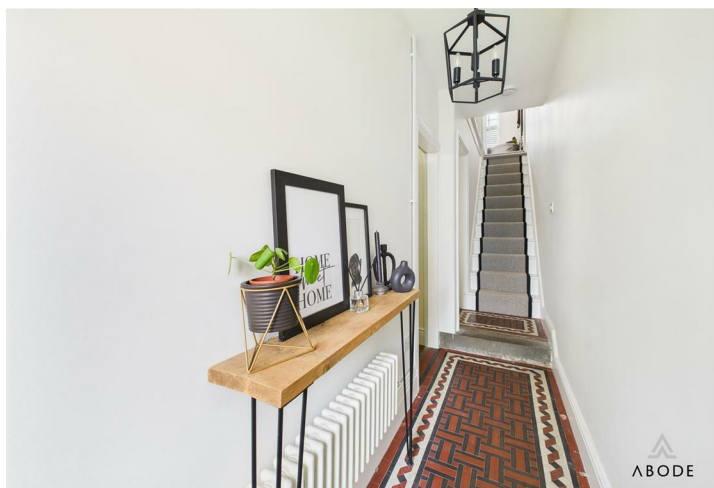






A beautifully presented Victorian mid-terraced home located in the sought-after historic village of Tutbury, just a short stroll from Tutbury Castle, local shops, and main commuter routes. This charming property offers three bedrooms, two reception rooms, a stylish kitchen, and a stunning four-piece bathroom suite, all complemented by original features, gas central heating, and double glazing. Outside, the generous enclosed garden enjoys a raised decked seating area with far-reaching countryside views, creating the perfect blend of character, comfort, and lifestyle.



Accommodation

Ground Floor

The property is entered via a UPVC double glazed front door into an entrance hallway, featuring a central heating radiator, tiled flooring, and stairs rising to the first floor. The living room is located to the front aspect and benefits from a UPVC double glazed bay window with fitted shutters, a central heating radiator, and a feature fireplace with a tiled hearth. The modern kitchen is fitted with a range of base and eye-level units complemented by wooden worktops, an inset ceramic sink, and an electric cooker with induction hob and extractor hood above. There are integrated appliances including a dishwasher, fridge freezer, and washing machine. A UPVC double glazed window overlooks the side elevation, and a door provides access to the rear garden. The kitchen also offers access to an under stairs storage cupboard/pantry. Adjoining the kitchen, the dining room enjoys a UPVC double glazed window to the rear elevation, tiled flooring, a central heating radiator, and a feature log-burning stove.

First Floor

The landing features panelling, a central heating radiator, and spot lighting, with access to the loft via a hatch. The first floor hosts three bedrooms, two located to the front aspect, both with UPVC double glazed windows fitted with shutters and central heating radiators, and one bedroom to the rear elevation, which also has a UPVC double glazed window, central heating radiator, and spot lighting. The family bathroom is fitted with a WC, a wash hand basin with a cupboard below, a corner shower



cubicle with a waterfall shower head, and a freestanding bath. There is tiled flooring, spot lighting, a heated towel radiator, loft access, and a UPVC double glazed window to the rear elevation with fitted shutters.

Outside

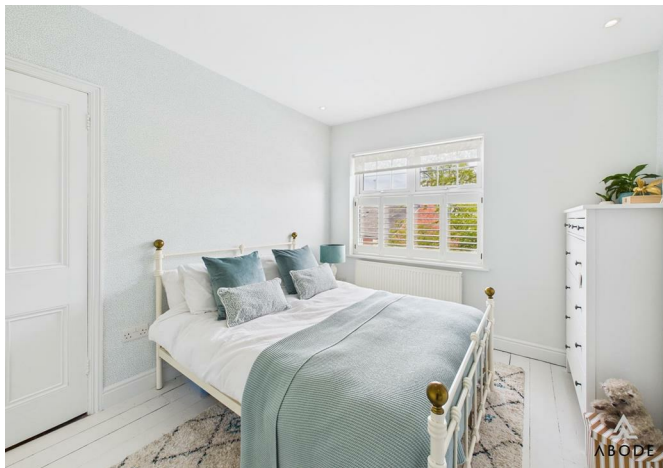
The property enjoys a charming and well-maintained exterior with a traditional brick frontage and a canopy porch leading to the front entrance. The rear garden is beautifully landscaped and provides a real sense of

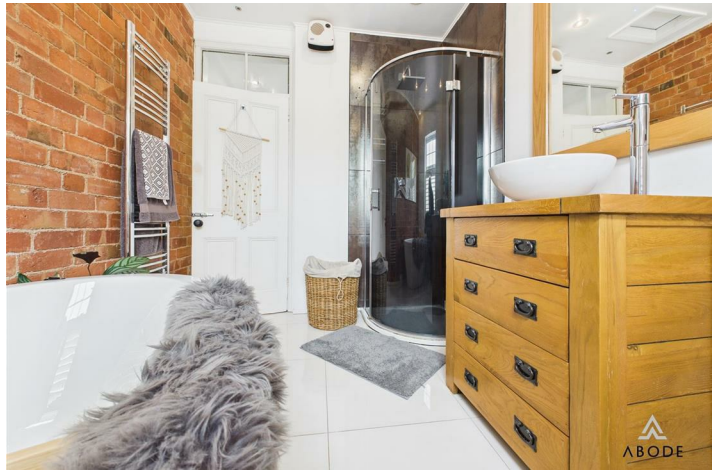


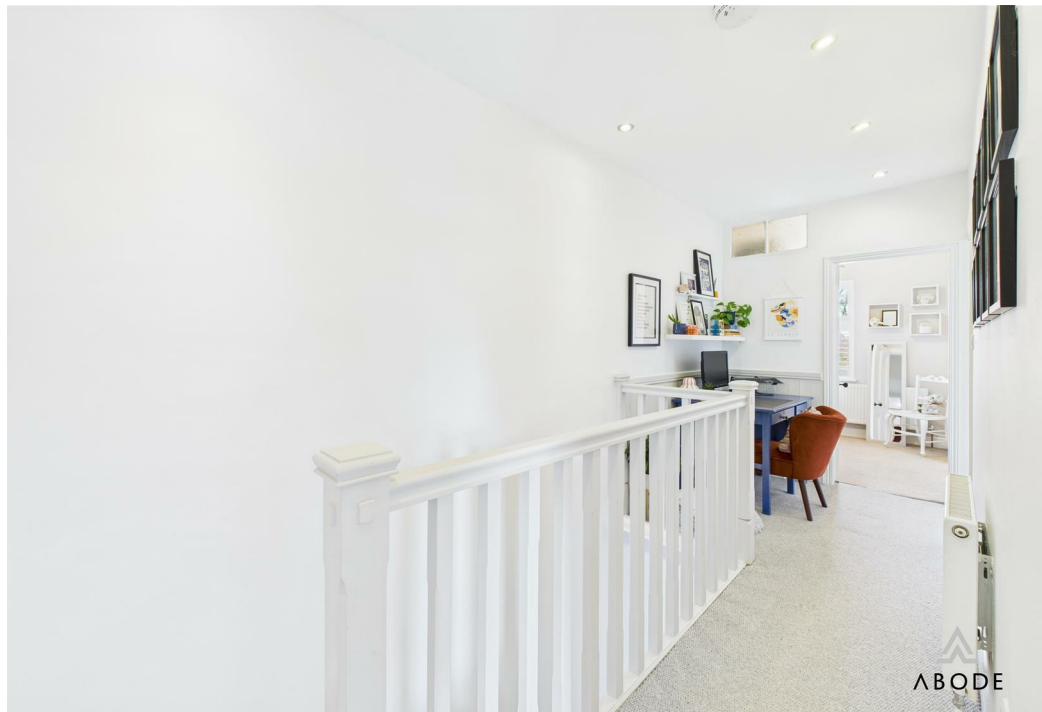




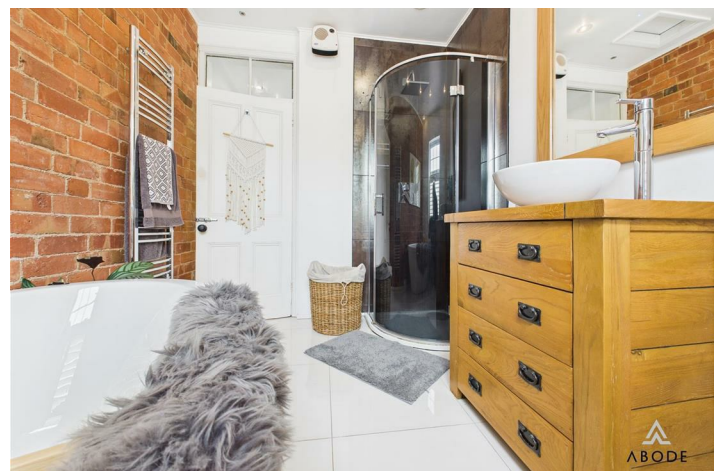
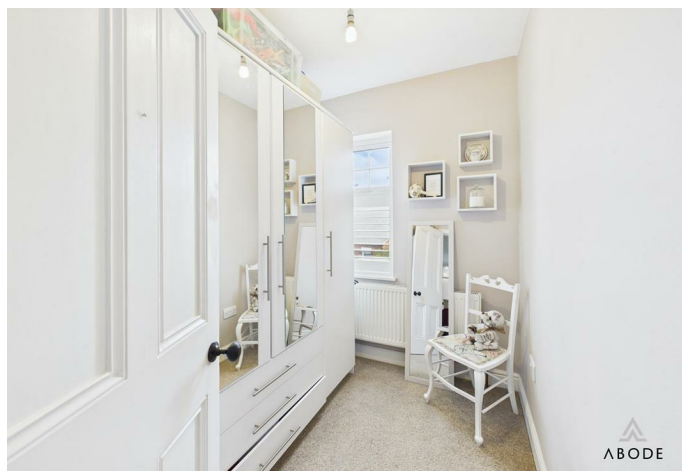
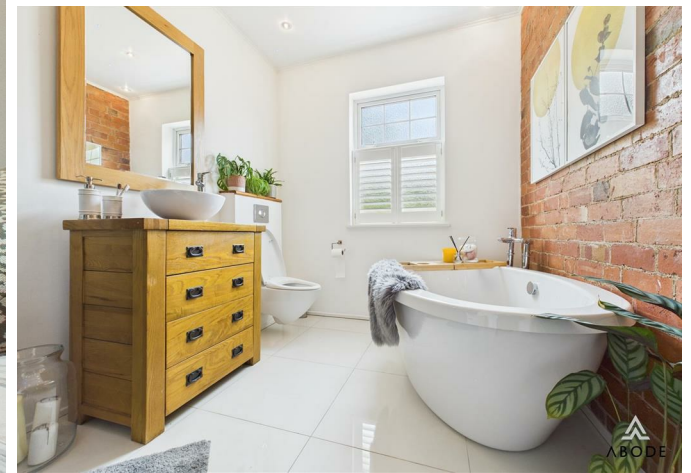
tranquillity, backing onto open countryside with far-reaching views. Immediately to the rear of the property is a paved courtyard area, perfect for seating and outdoor dining, with gated access to the front. Steps lead up through a tiered garden, where raised stone-edged flower beds are stocked with a variety of established plants, trees, and shrubs, creating a vibrant and colourful setting. Beyond the lawned area is a delightful raised decking platform, ideal for entertaining or simply enjoying the peaceful surroundings, with views stretching across adjoining fields. The garden is fully enclosed by timber fencing, offering privacy while maintaining a picturesque outlook over the rolling countryside beyond.

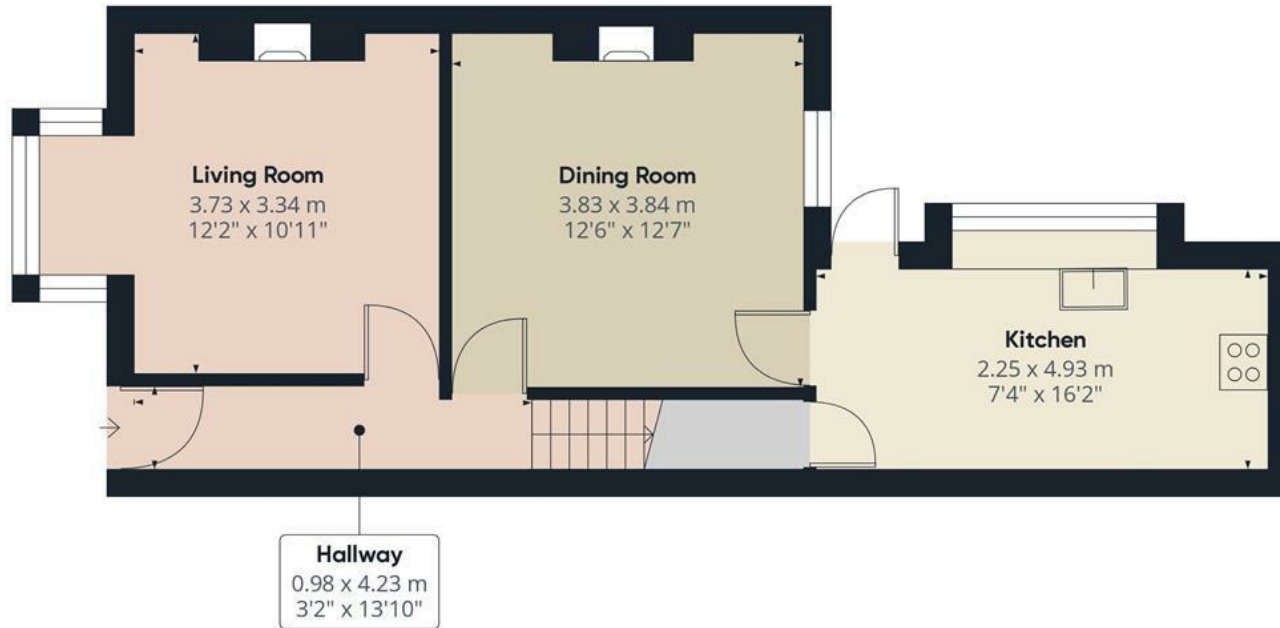






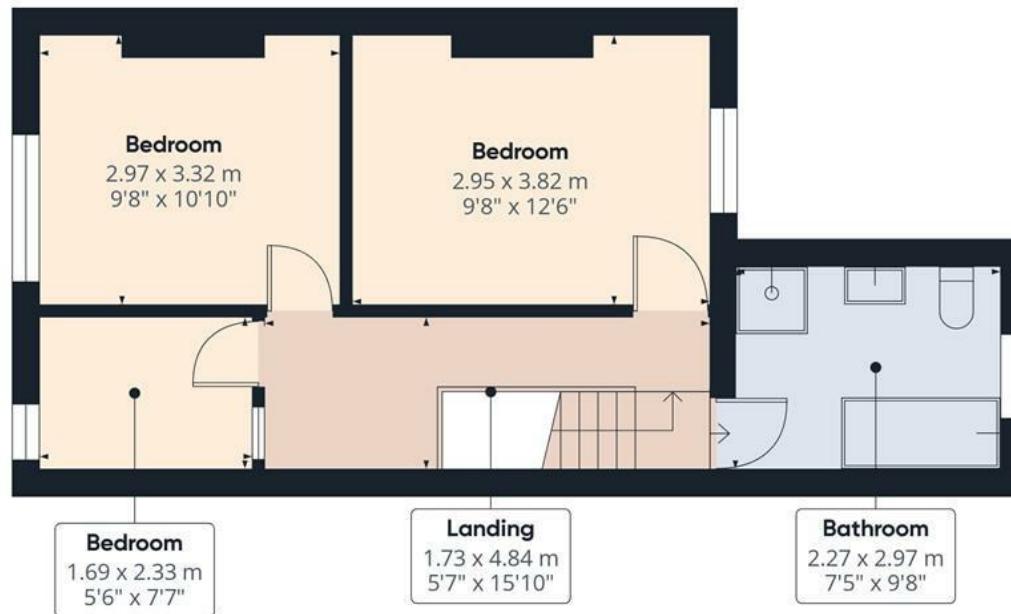






Floor 0

Approximate total area⁽¹⁾
85.06 m²
915.58 ft²



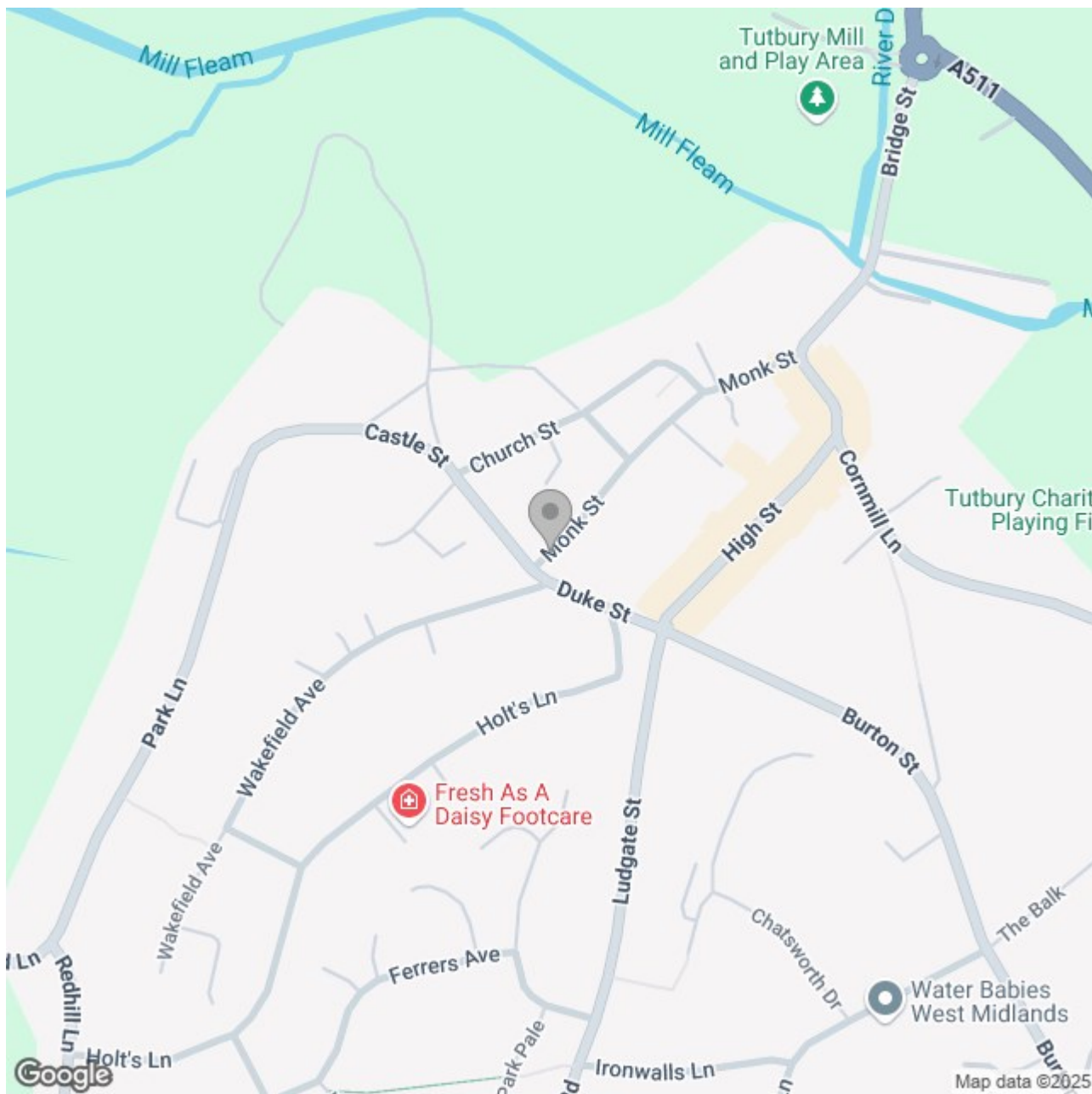
Floor 1

(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.

GIRAFFE360



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 