





Set on one of the largest plots in the immediate area, this substantial and incredibly versatile family home enjoys commanding panoramic views over open fields and agricultural landscapes. Set back off the road, the property occupies a generous plot extending to circa 0.76acre (not verified)—perfect for gardening enthusiasts, outdoor hobbies, or buyers seeking space for multi-generational living.

Internally, the accommodation is arranged with flexibility in mind and is presented in excellent condition throughout. The ground floor offers multiple reception rooms, including a spacious lounge with log-burning stove and garden access, a dining room, dedicated study, and a tranquil ground floor bedroom with en suite and countryside views. A well-equipped kitchen is complemented by a utility room and pantry, while two further modern bathrooms serve the home with quality fixtures and finishes.

Upstairs, the property continues to impress with two double bedrooms, a luxurious four-piece family bathroom, and ample built-in storage. Every aspect of the home has been thoughtfully designed to suit the needs of a growing or extended family. Externally, the property features a detached double garage with workspace, and beautifully maintained gardens that wrap around the home, offering complete privacy and uninterrupted rural vistas.

Despite its peaceful setting, the property is within easy commuting distance of Burton-upon-Trent and the charming village of Tutbury. Viewing is highly recommended to appreciate the space, setting, and lifestyle on offer.



ABODE
SALES & LETTINGS

Hallway

Accessed via a composite front entrance door, the welcoming hallway is warmed by a central heating radiator and protected by a smoke alarm and thermostat. A clever under-stairs cupboard provides ideal storage for utilities and coats, while the staircase ascends to the first-floor landing. Internal doors grant independent access to all principal ground-floor rooms.

Cloaks/W.C.

With a low-level WC with continental flush, tiled flooring throughout, central heating radiator, floating wash hand basin with mixer tap and tiled splashback and extractor fan.

Dining Room

A versatile reception room featuring a UPVC double-glazed window to the front elevation, TV aerial point and central heating radiator. Equally suited to formal dining, a home office, children's playroom or, if required, a ground-floor bedroom.

Study/Work Room

A flexible reception space currently arranged as a home office, complete with multiple built-in desks and shelving. Natural light floods in through a UPVC double-glazed window to the front elevation, while a central heating radiator ensures year-round comfort. Mirroring the adaptability of the adjacent dining room, this room lends itself to a variety of uses — from a traditional study or hobby room to a fourth bedroom, snug or additional reception area to suit the discerning buyer's needs.



Lounge

A spacious and inviting lounge featuring a UPVC double-glazed window to the rear elevation and a set of UPVC double-glazed sliding doors opening out to the rear patio, allowing for an abundance of natural light. The focal point of the room is a charming cast-iron log-burning stove set within a timber Adam-style surround and slate-tiled hearth. Additional features include a central heating radiator and TV aerial point, making this an ideal space for relaxing or entertaining.







Bathroom

A well-appointed shower room featuring a UPVC double-glazed frosted window to the side elevation. The suite comprises a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, and a double shower cubicle with electric shower over and complementary wall tiling. Additional features include a central heating radiator and extractor fan, providing both comfort and functionality.

Kitchen

A light-filled, dual-aspect kitchen with two UPVC double-glazed windows to the rear and side elevations, plus a frosted UPVC door opening onto the patio. Fitted with matching base and eye-level cupboards and drawers, finished with granite-effect drop-edge worktops and complementary splashback tiling. An electric hob and oven/grill sit alongside a stainless-steel sink and drainer with mixer tap. There is dedicated plumbing and space for freestanding under-counter appliances, a central heating radiator, and an internal door leading to:

Pantry

A practical pantry equipped with eye-level shelving and overhead storage, housing the consumer unit and electric meter —ideal for additional kitchen storage and utility needs.

Utility Room

A practical utility space with a UPVC double-glazed frosted window to the front elevation. Fitted with matching base and eye-level cupboards and drawers beneath drop-edge worktops, all complemented by full-height tiling. A stainless-steel sink and drainer with chrome mixer tap sits alongside dedicated plumbing and space for freestanding white goods. The room is warmed by a central heating radiator and houses the oil-fired central heating boiler. An internal door leads through to the side passage, offering convenient access to the detached garage.



Ground Floor Bedroom

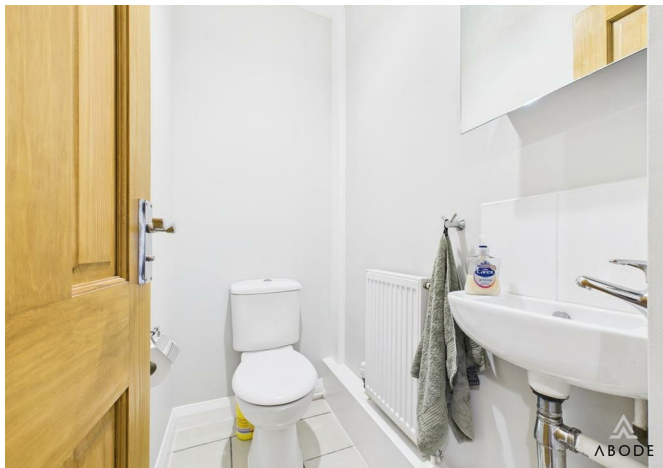
A spacious and tranquil double bedroom with a UPVC double-glazed window to the rear elevation, offering stunning far-reaching views across open fields and agricultural landscapes. The room benefits from a central heating radiator, TV aerial point, and a built-in walk-in wardrobe complete with hanging rails and shelving. An internal door leads to:

En-suite

A modern three-piece shower room suite comprising a low-level WC with continental flush, a floating wash hand basin with tiled splashback, and an enclosed shower cubicle with folding glass screen and electric shower over. Finished with complementary wall tiling, extractor fan, and central heating radiator for added comfort.

Garage

With 2x up and over doors to the front elevation, a range of eye and base level storage cupboards and stainless steel sink units with cold tap.





Landing

A bright and airy first-floor landing, naturally lit by a side-facing double-glazed Velux window and protected by a smoke alarm. A generous storage cupboard conceals the pressurised hot water tank and offers versatile shelving space for linens and household goods. From the landing, internal doors lead to:

Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator and TV aerial point. Access to pipework along one side, and an internal door opens into a walk-in wardrobe complete with hanging rails and shelving.

Family Bathroom

A luxurious four-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap, and an enclosed double-shower cubicle finished with complementary tiling. Comforts include a double-glazed Velux window, extractor fan and heated radiator.

Bedroom Two

A tranquil rear-facing bedroom enjoying stunning panoramic views over open agricultural countryside through a UPVC double-glazed window. Fitted with a central heating radiator and a built-in wardrobe with hanging rails and shelving, it provides a peaceful retreat.













Floor 0

Approximate total area⁽¹⁾

166.92 m²

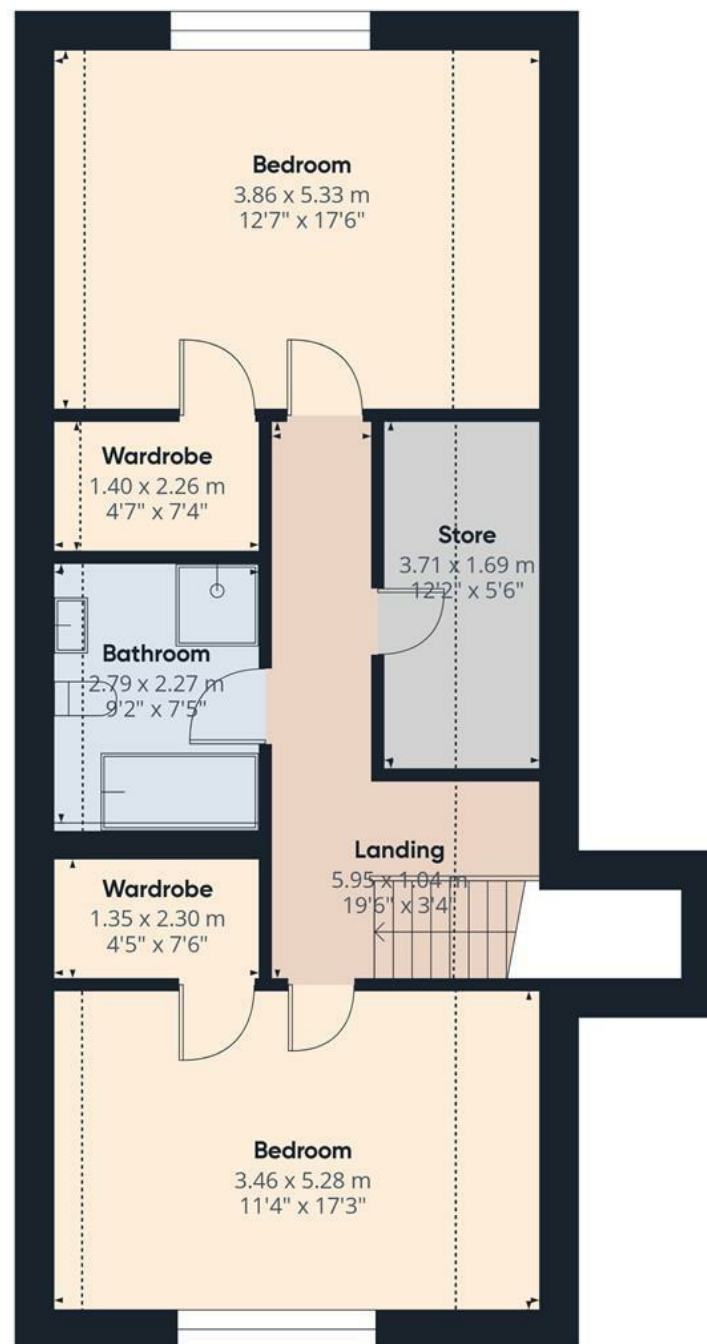
1796.71 ft²

(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 1

Approximate total area^m

65.64 m²

706.55 ft²

Reduced headroom

14.1 m²

151.83 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating

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