







A well-presented and deceptively spacious two-bedroom detached bungalow located in the sort after village of Tutbury. The property benefits from a modern kitchen and shower room, two double bedrooms with built-in storage, a bright and airy living room with French doors to the garden, and a separate dining room. Finished to a high standard throughout, the home also offers a private and enclosed rear garden with patio seating area, off-street parking with garage, and is ideally situated close to local amenities and transport links. Viewing is highly recommended.





## Accommodation

The property is entered via a front entrance door into a welcoming hallway, which features wood-effect flooring and provides access to the main accommodation. The hallway offers doors to the kitchen, living room, and dining room, as well as an inner hallway leading to the bedrooms and shower room.

The kitchen is fitted with a modern range of wood-effect wall and base units with a granite-effect work surface, an integrated oven with gas hob and extractor over, and a stainless steel sink with drainer set beneath a double glazed window to the front elevation. There is also space for a fridge-freezer and additional appliances.

The spacious living room is positioned at the rear of the home and enjoys a bright, dual-aspect outlook with a large double glazed window and French doors opening out to the rear patio. The room features a central fireplace with a wooden surround and marble-style hearth, and offers ample space for seating and furnishings.

To the front of the property is a separate dining room with a bay-fronted double glazed window, providing the ideal space for formal dining or entertaining.

From the inner hallway, there is access to two well-proportioned double bedrooms. The master bedroom overlooks the rear garden and features a large double glazed window and fitted sliding wardrobes. The second bedroom, also a double, is



located at the front of the property and includes a full wall of built-in wardrobes and a double glazed window.

Completing the internal accommodation is a beautifully finished modern shower room comprising a curved corner shower cubicle with gravity-fed shower, a wash-hand basin with vanity unit, low-level WC, heated ladder towel rail, wood-effect flooring, and a frosted double glazed window to the side elevation.

Outside









To the front of the property is a neatly maintained garden with a lawned area and low-level hedging, alongside a block-paved driveway that provides ample off-street parking and leads to the front entrance door with a garage behind the driveway. A timber gate gives side access to the rear garden.



The rear garden has been landscaped for ease of maintenance and enjoyment, featuring a spacious block-paved patio ideal for outdoor dining and entertaining. Steps rise to a tiered lawn bordered by well-stocked flower beds and established shrubs, creating a private and leafy outdoor space. A useful brick-built outbuilding sits to the side, offering additional storage or potential as a workshop.





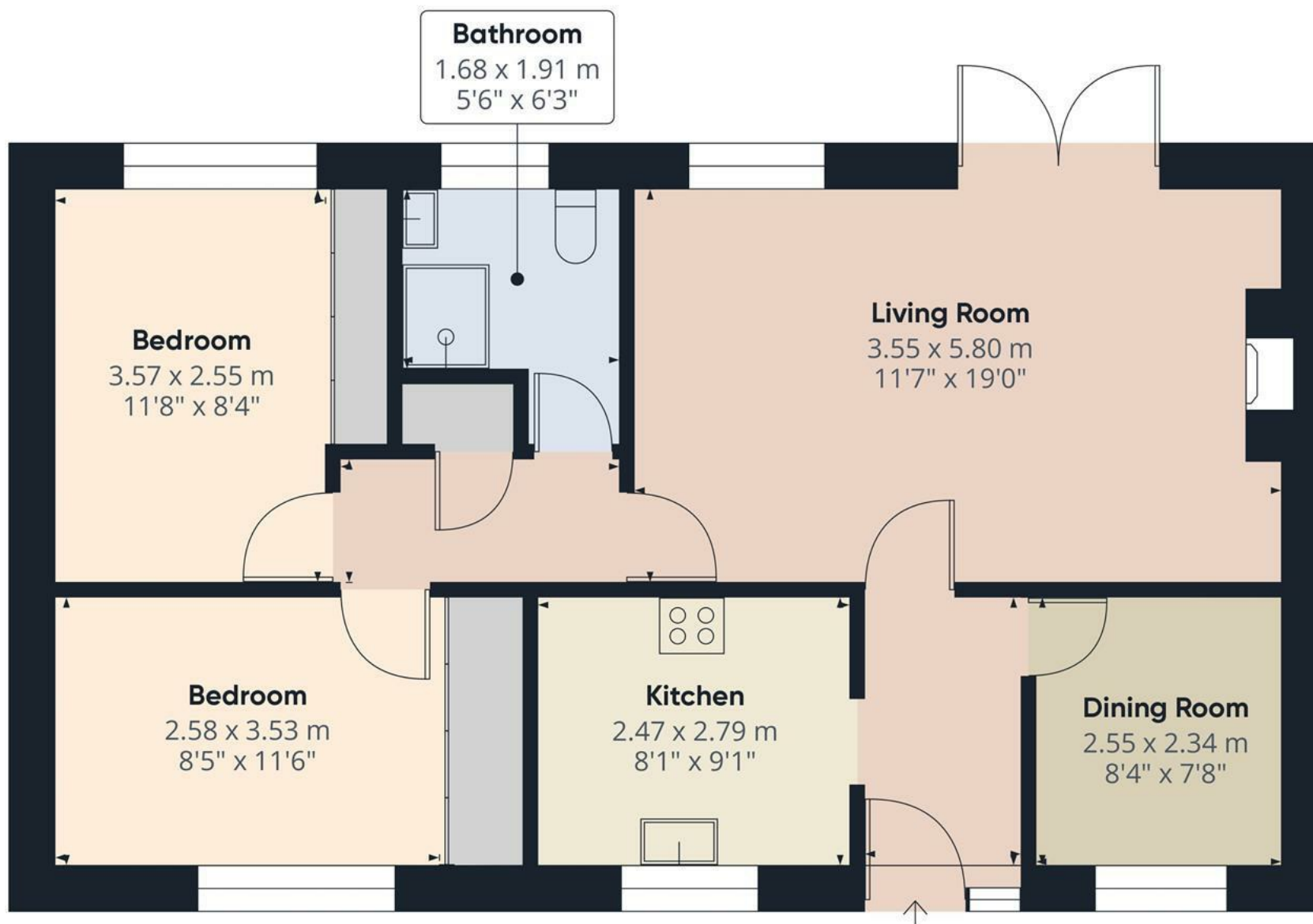












Approximate total area<sup>(1)</sup>

65.86 m<sup>2</sup>

708.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

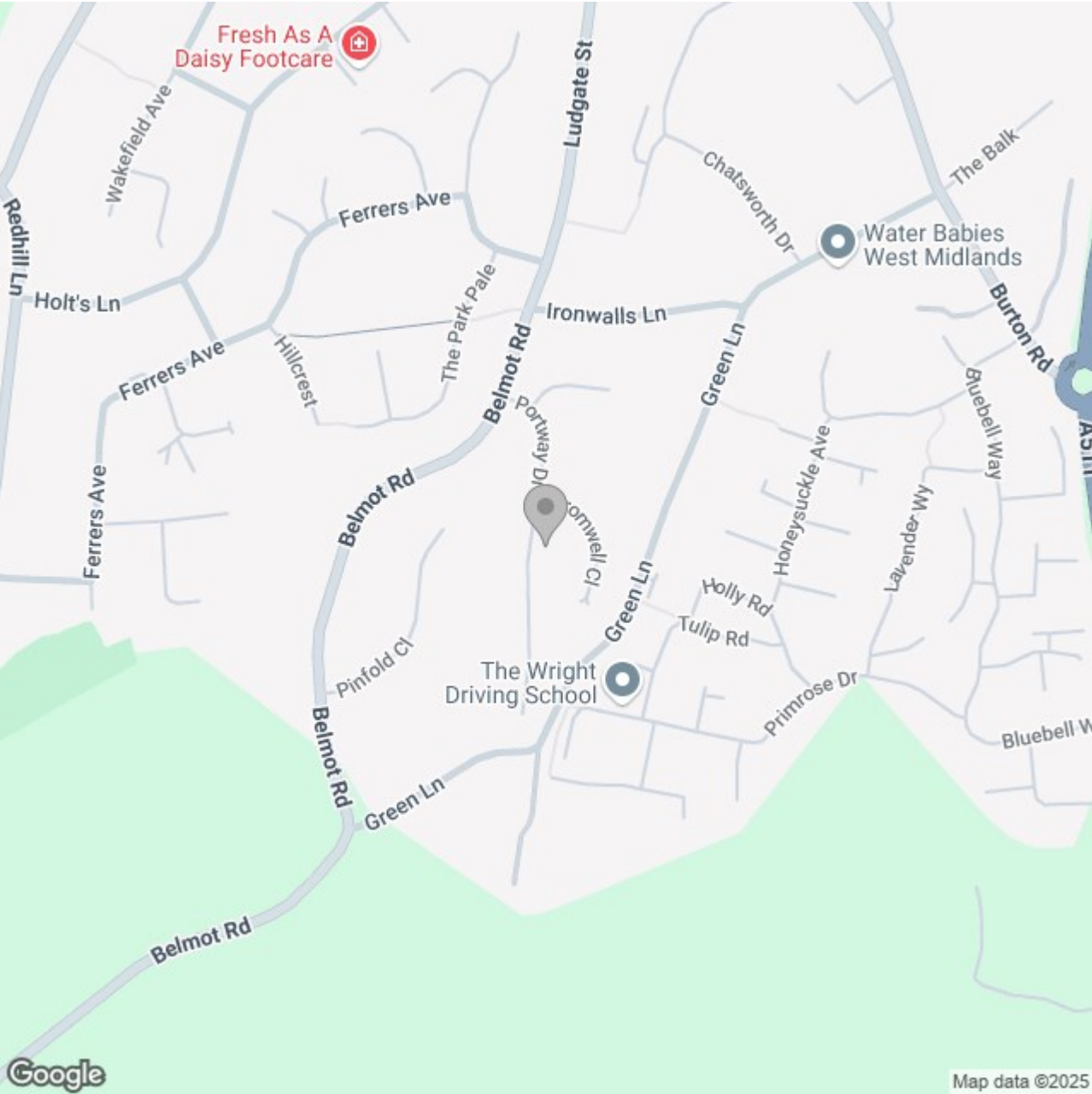
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</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		

England & Wales

EU Directive 2002/91/EC