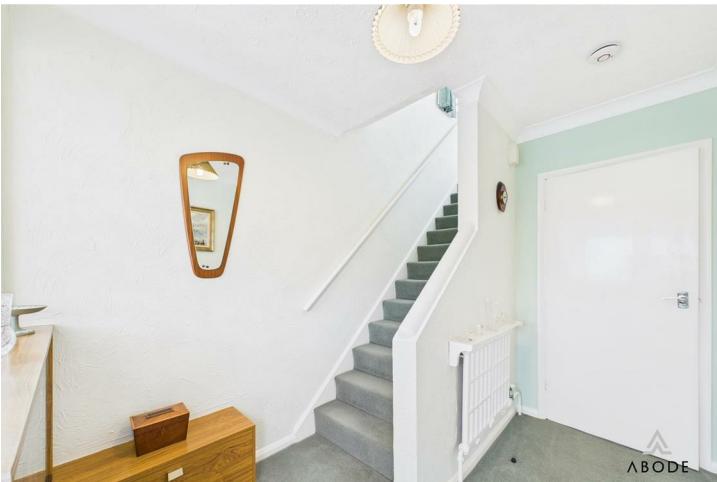


Tutbury Road, DE13 0AL  
Offers Over £290,000





**\*\*NO UPWARD CHAIN\*\*** A well-presented three-bedroom detached home offering spacious and versatile living accommodation, with a generous lounge diner, a kitchen, and a stylish bathroom. The property features a beautifully maintained and private rear garden with a summerhouse, along with a detached garage and a generous driveway providing off-street parking. Ideally positioned within a popular residential area.



## Accommodation

### Ground Floor

The property is accessed via a spacious entry porch with triple-aspect glazing, leading through to the main hallway with staircase rising to the first floor and doorways to the principal rooms. The generous lounge diner stretches across the full depth of the house and benefits from a bay window to the front and patio doors to the rear, filling the room with natural light. A fireplace provides a focal point to the living area, while the rear aspect offers views over the delightful garden. The kitchen is well fitted with a selection of matching wall and base units with integrated microwave, tiled splashbacks, inset sink, space for freestanding appliances, and a wide window overlooking the rear garden. There is also a useful side door for external access and pantry storage off the hallway.

### First Floor

Upstairs, the landing has doors leading to three well-proportioned bedrooms. The two principal bedrooms are generous doubles, both featuring fitted wardrobes and large windows offering pleasant outlooks. The third bedroom is currently arranged as a home office and enjoys elevated views over adjacent countryside. The bathroom has been refitted with fully tiled walls and a contemporary three-piece suite, comprising a panelled bath with shower over, low-level WC, and a pedestal wash hand basin. Recessed ceiling spotlights complete the clean, modern finish.

### Outside

To the front, a generous tarmac driveway provides



ABODE

off-street parking and leads to a gated side access and detached garage. The rear garden is a standout feature — thoughtfully landscaped with an expanse of artificial lawn bordered by well-stocked planting beds, mature shrubs, and decorative trees. A winding path leads to a patio seating area and timber summerhouse, creating a peaceful retreat in a private, established setting. The garden offers excellent space for outdoor entertaining and relaxation.

### Location

Situated in a well-established and sought-after residential



ABODE





area, the property is conveniently placed for a wide range of local amenities including schools, shops, parks, and public transport links. Nearby road connections provide ease of access to surrounding towns and the wider region, making this a practical and attractive location for families and commuters alike.













Floor 0



Floor 1

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

85.3 m<sup>2</sup>

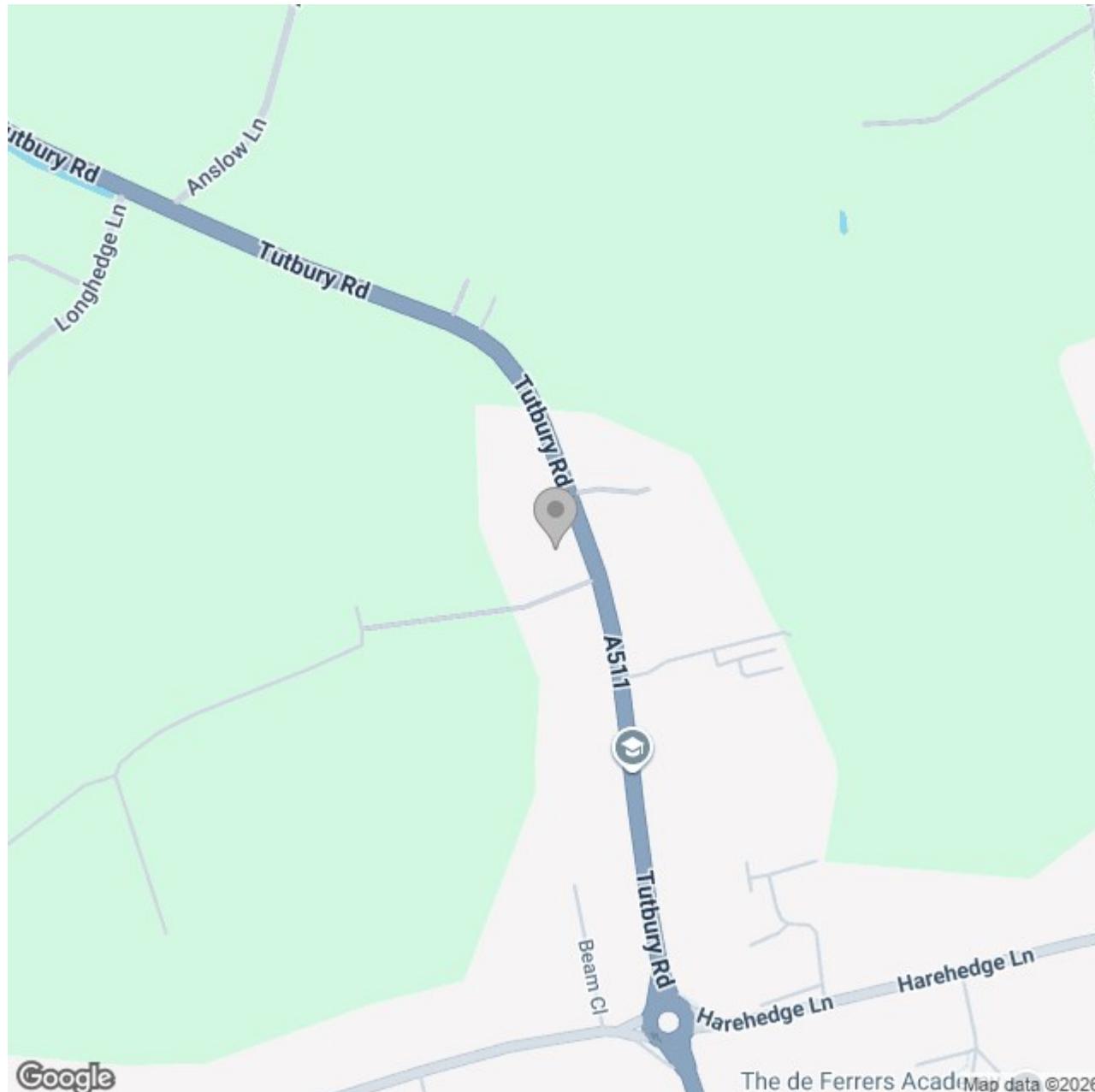
918 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	