





A spacious and beautifully presented four-bedroom detached family home situated on a generous corner plot, offering a detached double garage, landscaped rear garden, two reception rooms, a large kitchen diner with French doors, and four double bedrooms including an en-suite to the master. Located within a popular and modern development in the village of Tutbury this home benefits from excellent access to local amenities, transport links, and highly regarded schools.



ACCOMODATION

Ground Floor

The property is accessed via a central composite front door into a welcoming entrance hallway with stairs rising to the first floor and doors off to all principal rooms. To the front of the home is a versatile study/snug with dual-aspect windows, ideal for home working or a quiet reading space. Opposite is the spacious lounge, featuring French doors opening out onto the rear patio, offering a bright and sociable setting for relaxing or entertaining.

To the rear of the property is a generous kitchen diner fitted with modern shaker-style units, a central island with breakfast bar seating, integrated double oven, hob with extractor over, fridge freezer, dishwasher, and sink with mixer tap. French doors lead from the kitchen diner directly into the garden, making this a superb space for indoor-outdoor living. A large utility cupboard provides additional storage, and there is also a guest WC accessed from the hallway.

First Floor

The first-floor landing provides access to four well-proportioned double bedrooms and the family bathroom. The master bedroom is located to the front and features fitted wardrobes and an en-suite shower room comprising a shower cubicle with mains-fed shower, pedestal wash hand basin, and low-level WC.

Bedroom two and bedroom three both overlook the side aspect and comfortably accommodate double beds, while bedroom four, located to the rear, also fits a double and could serve as a guest room or additional office if required. The family bathroom is fitted with a white three-piece suite including a panelled bath with shower and screen over, pedestal wash hand basin, and low-level WC, with neutral tiling and a rear-facing window providing natural light.

Outside

To the front of the property is a landscaped lawn with a path leading to the covered front entrance. The corner plot position offers a wider frontage with planting borders and a sense of privacy from neighbouring homes.

To the side is a block-paved driveway providing ample off-street parking and leading to a detached double garage with twin roller doors, part of the garage has been converted to a study with lounge area. The rear garden has been thoughtfully landscaped with a large patio area ideal for outdoor dining and entertaining, a central lawn, and well-stocked borders with a variety of plants and shrubs. The garden is fully enclosed with fencing and offers gated access to the driveway.

Location

Located in the sought-after village of Tutbury, this home enjoys a pleasant residential setting with convenient access to local shops, schools, parks, and eateries. Tutbury is well positioned for access to the A38, providing swift links to Burton-on-Trent, Derby, and Lichfield. The area is popular with families and professionals alike, offering a balanced mix of village charm and modern convenience.

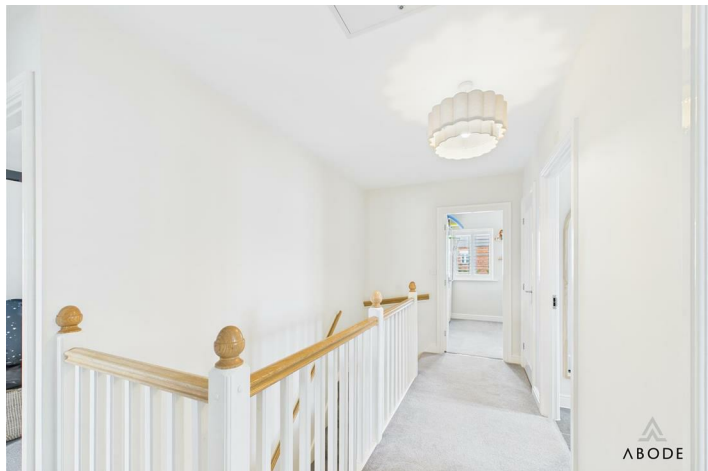
DIMENSIONS

- Kitchen / Dining: 4.20m x 6.02m (13'9" x 19'9")
- Study: 2.75m x 3.13m (9'0" x 10'3")
- Lounge: 3.52m x 6.55m (11'7" x 21'6")
- Master Bedroom: 3.00m x 4.44m (9'10" x 14'7")
- Bedroom 2: 3.50m x 3.15m (11'6" x 10'4")
- Bedroom 3: 3.48m x 3.29m (11'5" x 10'10")
- Bedroom 4: 4.11m x 2.60m (13'6" x 8'6")



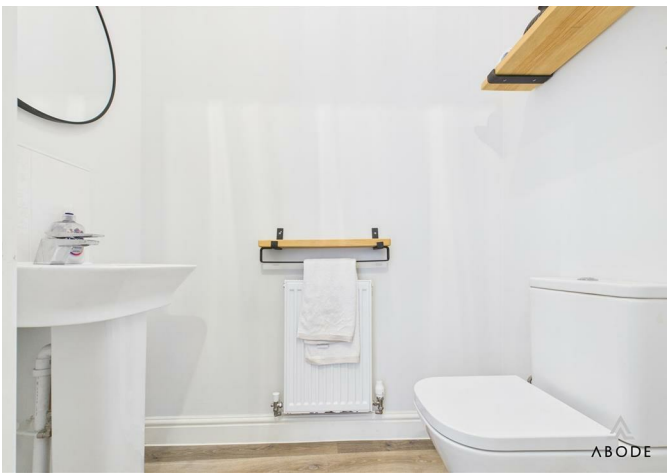


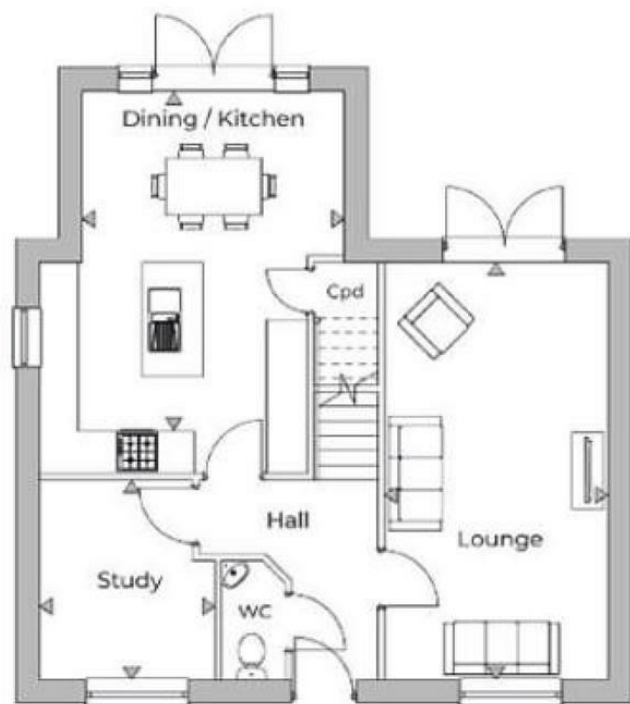


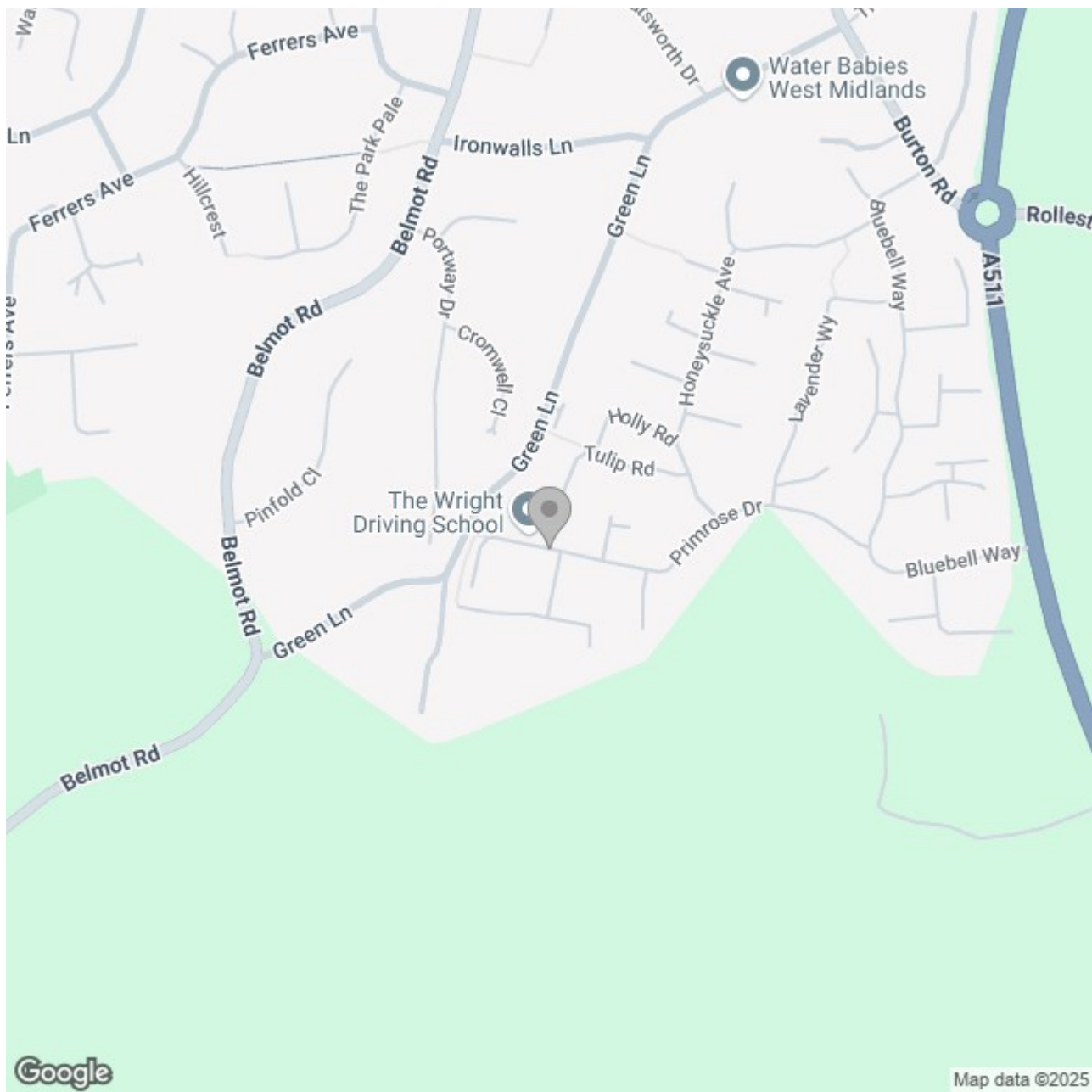












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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 