





'Tucked away in the sought-after Peveril Homes Development on Primrose Drive, Tutbury, this impressive four-bedroom detached family home combines comfort with contemporary living. Upon entering the hallway, you'll find a convenient cloakroom and a flexible study—perfect for remote work or a home office.

The spacious living room serves as the heart of the home, complete with a modern, efficient log burner and French doors that open onto the rear garden, creating a warm and inviting atmosphere. The modern kitchen diner is well-equipped with integrated appliances and features a walk-in pantry for extra storage.

Upstairs, the property offers four generously proportioned bedrooms. The master bedroom features its own en-suite shower room, while the remaining rooms are served by a stylish family bathroom.

Outside, the home enjoys both a charming wrap-around exterior garden and a private rear walled garden with a patio area for extra privacy. A detached double garage provides secure off-road parking and ample additional storage.



Ground Floor Accommodation

Entrance Hallway

Welcoming you into the home is a front entrance door, tiled flooring, a radiator, and stairs rising to the first floor.

Cloakroom

Comprising a low-level WC and wash hand basin, with tiled flooring and a radiator.

Living Room

A bright and generously sized reception space, featuring a uPVC window to the front, French doors leading out to the rear garden, two radiators, and a contemporary log burner.

Kitchen/Diner

This sleek, modern kitchen and dining area boasts a window to the side, along with French doors and an additional window overlooking the rear garden. Fully fitted with integrated appliances including a dishwasher, fridge, AEG hob and double oven, NEFF extractor fan, and washing machine. The kitchen offers an array of base and eye-level units with drawers, a ceramic sink with mixer tap, a breakfast bar, and stylish tiled flooring throughout. Also includes a radiator and access to a walk-in pantry.

Pantry Cupboard

Provides excellent storage, complete with fitted shelving.

Study

Perfect for working from home, this versatile room includes a front-facing window, radiator and built-in storage cupboard housing the electric consumer unit.







First Floor Accommodation

Landing

A gallery-style landing featuring a balustrade, loft access, storage cupboard, and a separate airing cupboard housing the hot water cylinder.

Master Bedroom

A spacious principal bedroom enjoying dual aspect windows to the front and side, along with a radiator.

En-Suite Shower Room

Fitted with a contemporary white suite including a low-level WC, wash hand basin, and a double shower cubicle. Also featuring tiled flooring, a heated towel rail, and a front-facing window.



Bedroom Two

A comfortable double bedroom with a rear-facing window and radiator.

Bedroom Three

Generously proportioned, this bedroom includes two windows overlooking the rear garden and a radiator.

Bedroom Four / Dressing Room

Currently configured as a dressing room, with bespoke built in wardrobes, this adaptable space includes a front-facing window and radiator.

Family Bathroom

Appointed with a three-piece suite comprising a panelled bath with overhead shower and glass screen, a low-level WC, and a wash hand basin. Complete with tiled flooring, a heated towel rail, and a side-facing window.



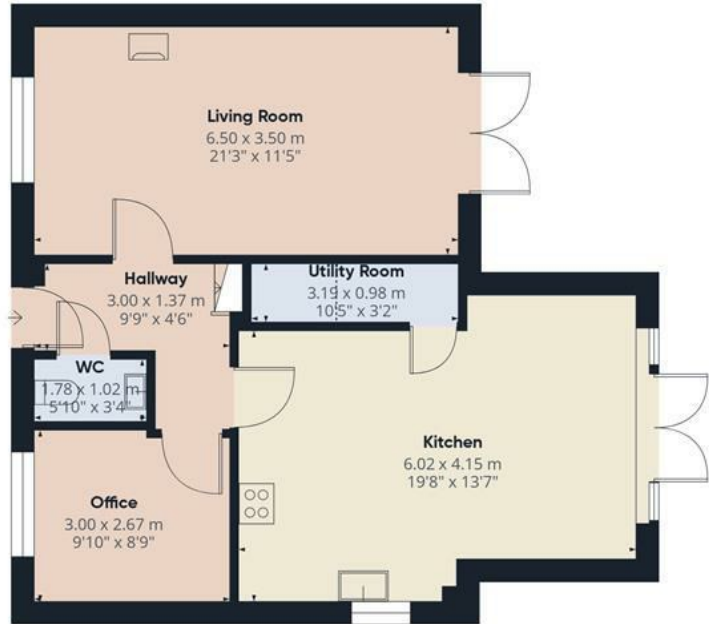
Outside

The home benefits from a well-maintained wraparound garden, featuring both lawn and patio areas, all enclosed by brick walls, timber fencing and iron railings for added privacy.

To the front, a double-width driveway offers ample off-road parking and leads to a detached double garage, which is equipped with two electric doors, power, lighting, and a side personnel door providing convenient access to the garden'.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

166.6 m²
1791 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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