





'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.

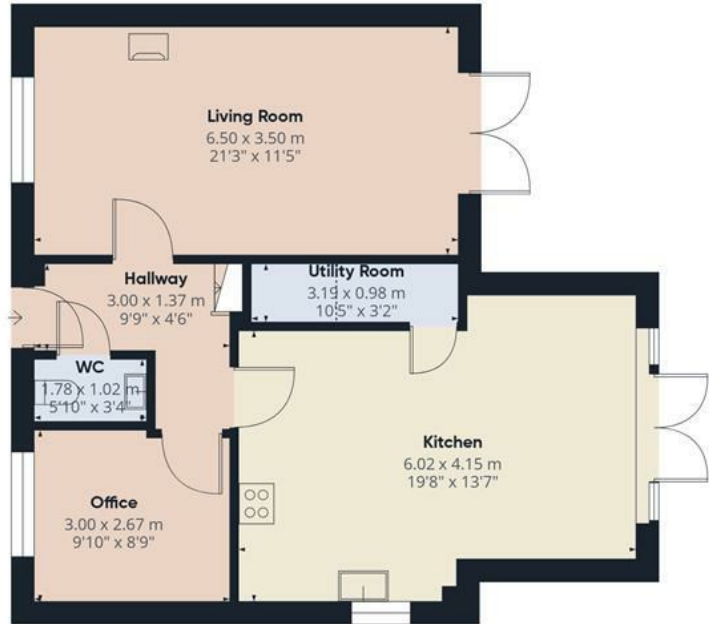
Outside

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

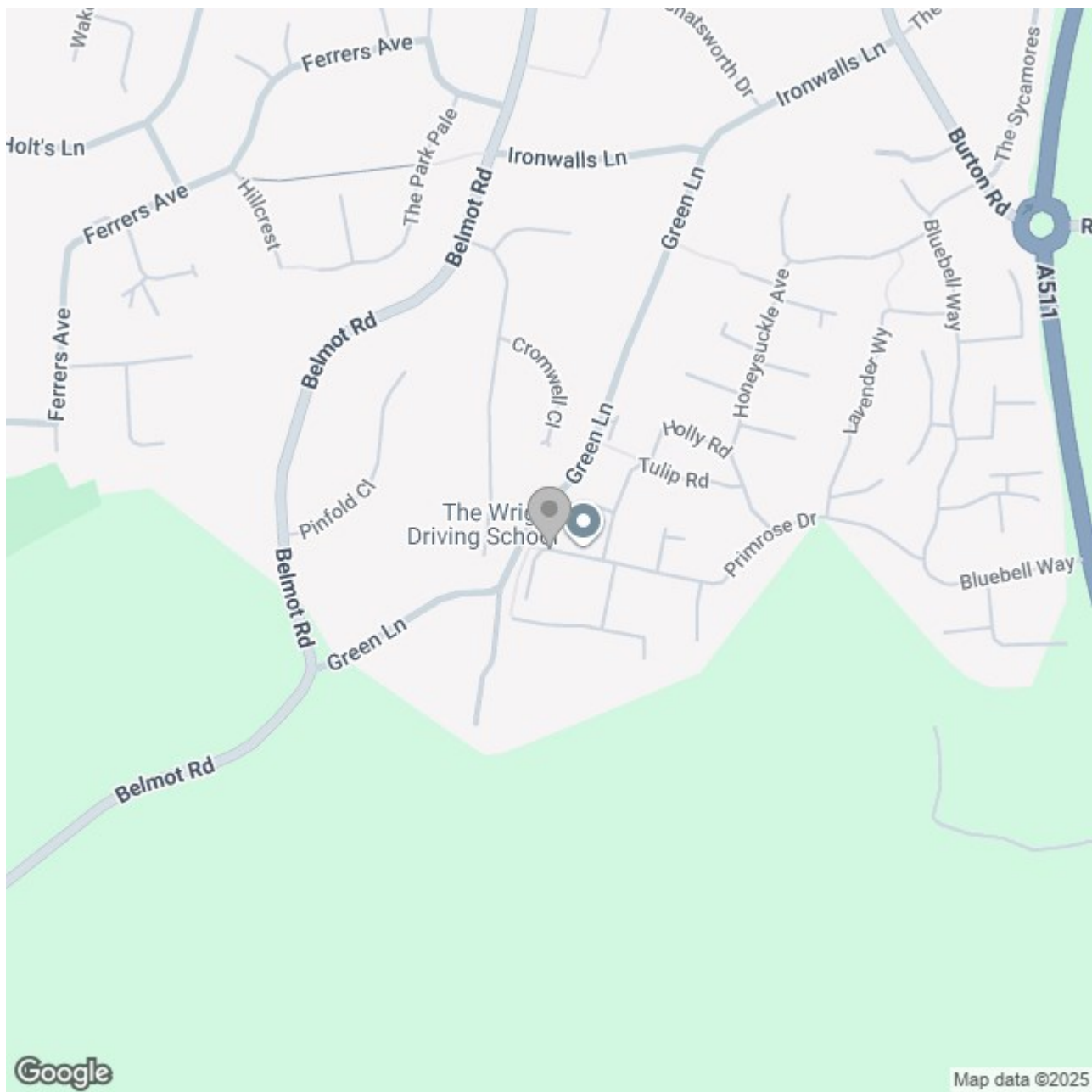
(1) Excluding balconies and terraces

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.

GIRAFFE360



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 	