





A beautifully presented and thoughtfully extended three bedroom modern property, constructed in 2018 and situated on a sought-after development in Tutbury, Staffordshire. Offering a spacious and high-specification layout throughout, this stylish home features a stunning open-plan kitchen-diner with vaulted ceiling, skylights, and bi-folding doors, a front-facing formal living room, a versatile playroom/study, three bedrooms including a master suite with en-suite shower room, a landscaped rear garden, a detached garage, and a two-car driveway providing off-street parking. Viewings are highly recommended to appreciate the design and finish on offer.



Accommodation

Ground Floor

Entry is via a composite front door leading into a welcoming entrance hallway, finished with herringbone style flooring which continues throughout much of the ground floor. The hallway features built-in storage cupboards and a staircase rising to the first floor. To the right, a versatile front-facing reception room currently serves as a playroom but could equally be used as a home office. To the left, the formal living room enjoys a window to the front elevation, decorative wall panelling, and ample space for sofas and media units.

Flowing seamlessly from the hallway, the extended kitchen-diner spans the rear of the property and boasts a high vaulted ceiling with twin skylights, recessed spotlighting, and striking bi-folding doors that open fully onto the rear garden—creating an ideal indoor-outdoor living space. The kitchen itself is fitted with a stylish island breakfast bar, a straight-edge preparation work surface, an inset gas hob with rising electric extractor fan, two built-in electric ovens, an integrated dishwasher, and a sink with mixer tap.

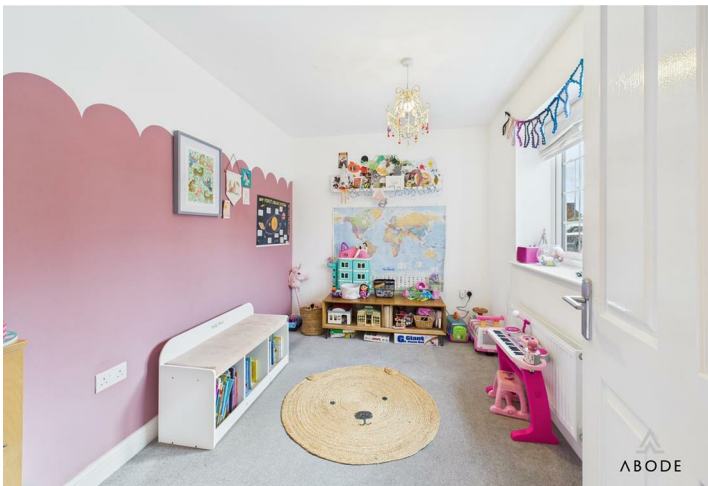
From the kitchen, a door leads through to an inner hallway offering further storage and access to a guest WC, fitted with a wash-hand basin and low-level WC. Continuing through, the utility room is equipped with a second sink and mixer tap, space and plumbing for a washing machine and tumble dryer, room for a freestanding fridge-freezer, and a window to the side elevation.



First Floor

Stairs rise to the first-floor landing, which includes a loft hatch, a rear-facing window, and doors off to all bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and features a built-in sliding mirror wardrobe and an en-suite shower room with a double shower cubicle with glass screen, gravity-fed shower, wash-hand basin with mixer tap, low-level WC, heated ladder towel rail, tiled splash backs, and a front-facing opaque-glass window.







The second bedroom is a well-proportioned double room with space for wardrobes and a window to the front elevation. The third bedroom is a generous single room with a window overlooking the rear garden. Completing the first floor is the family bathroom, comprising a panelled bath with mixer tap and gravity shower over, a wash-hand basin with mixer tap, low-level WC, tiled splash backs, and a rear-facing opaque-glass window.

Outside

To the front of the property is a well-maintained fore garden laid with artificial turf, a centralised paved pathway leading to the front entrance with a storm porch canopy. A tarmac driveway to the side provides off-street parking for two vehicles and leads to a detached garage offering further storage or parking. The rear garden has been landscaped for ease of maintenance and enjoyment, including a patio seating area ideal for outdoor entertaining and a lawn area, all enclosed with timber fencing.



Location

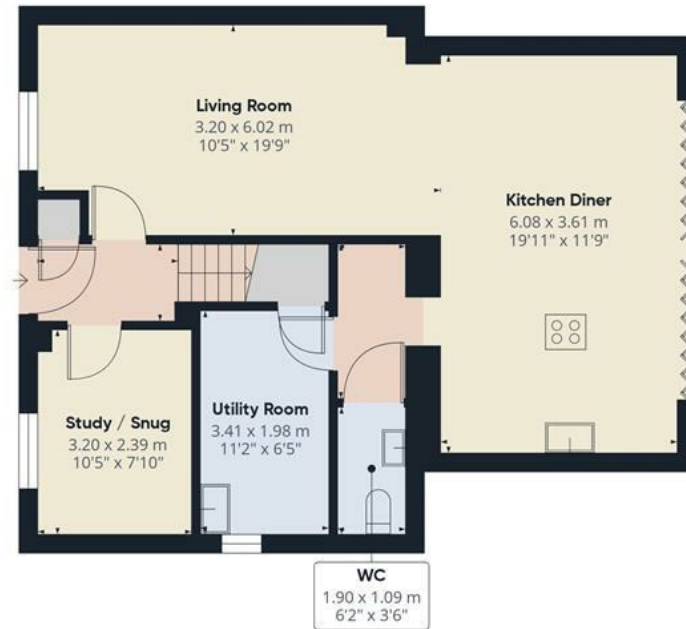
The property is situated on a popular modern development in the historic village of Tutbury, Staffordshire. The village itself offers a charming high street with independent shops, cafés, pubs, and essential amenities, along with the scenic ruins of Tutbury Castle. The location benefits from well-regarded local schools, convenient transport links including nearby rail connections, and access to open countryside—making it a desirable setting for families and professionals alike.











Floor 0



Floor 1

Approximate total area⁽¹⁾

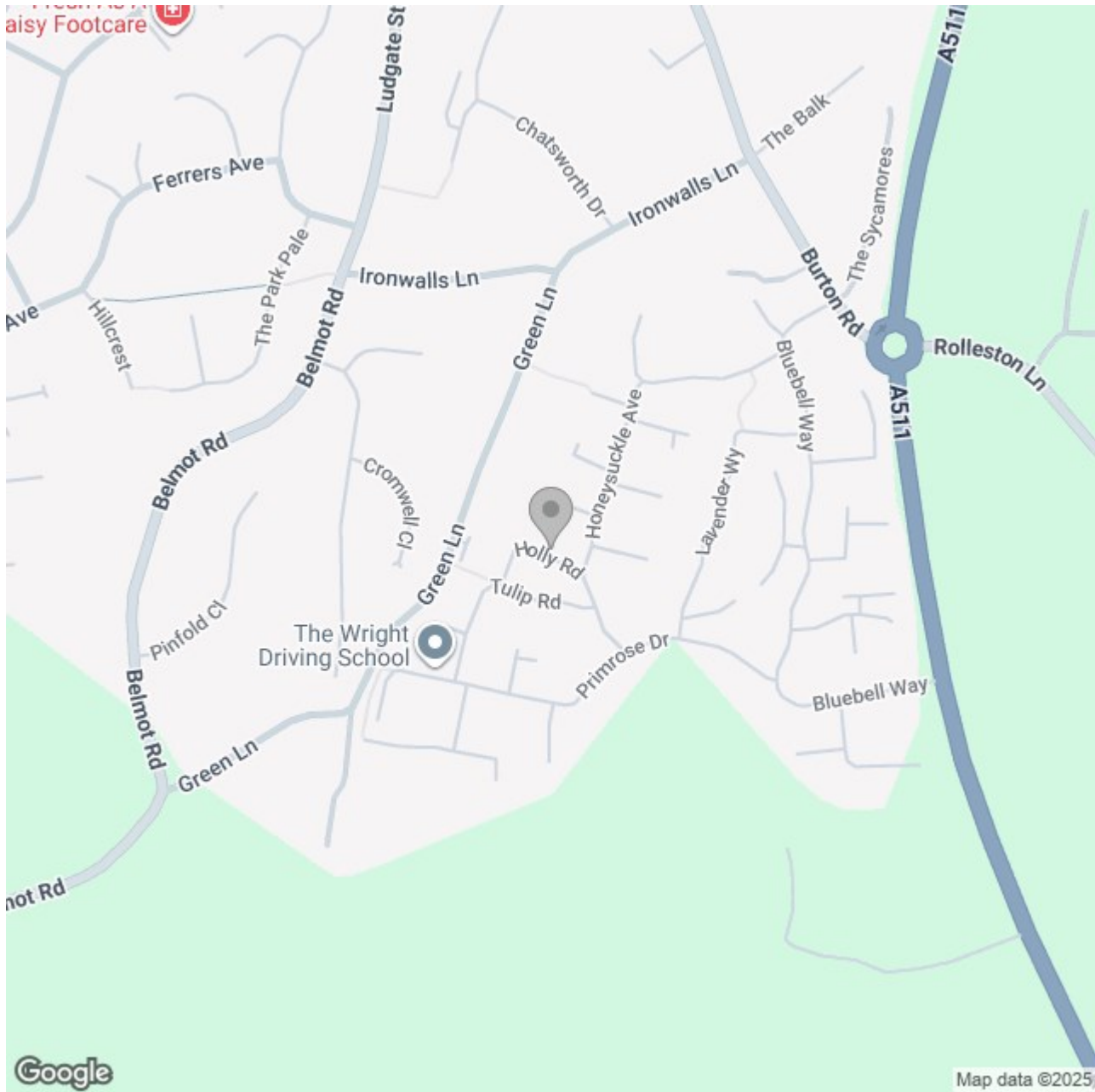
106.4 m²

1146 ft²

(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		95
(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 	