





A well-presented three-bedroom detached home situated in the sought-after village of Tutbury, Staffordshire. The property offers versatile living accommodation, including a spacious living room with feature fireplace, a fitted kitchen, a dining area leading into a bright conservatory, three good-sized bedrooms, and a modern family bathroom. Externally, there is a driveway providing off-street parking, a detached garage, and an enclosed rear garden with established planting and patio seating. The home is ideally positioned close to local amenities, reputable schools, and excellent transport links.



Accommodation

Ground Floor

The property is approached via a front entrance door opening into a welcoming hallway. From here, a door leads into the spacious living room, which is fitted with wood-effect flooring and features a stone fireplace with a modern stove-style fire, complemented by a large front-facing window offering plenty of natural light. An opening flows through to the dining area, providing ample space for a dining table, with French doors leading into the conservatory. The fitted kitchen is located just off the dining area and is equipped with a range of matching wall and base units with complementary work surfaces, integrated oven, hob with extractor over, sink and drainer, tiled splashbacks, and space for appliances. The conservatory overlooks the rear garden and provides an excellent additional reception space, ideal for year-round use.

First Floor

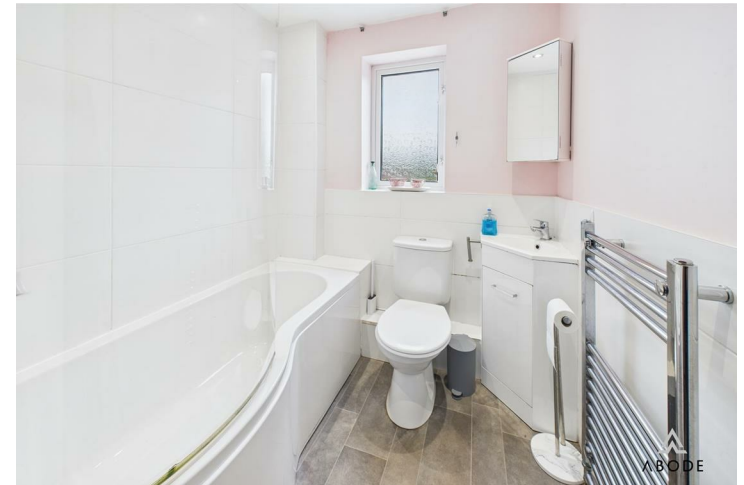
The landing gives access to three well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front aspect and offers a generous size with space for bedroom furniture. The second bedroom, another double, is located to the rear, while the third bedroom is a good-sized single currently utilised as a dressing room. The family bathroom is finished with a modern three-piece suite, comprising a panelled bath with shower and curved glass screen, low-level WC, and wash-hand basin set within a vanity unit, complemented by tiled walls and flooring.



Outside

To the front, the property benefits from a driveway providing off-street parking, with side gated access leading to the rear. The rear garden is enclosed by fencing and has been attractively designed with patio areas, well-stocked borders, mature shrubs, and planting. The space includes access to a detached garage, offering both parking and storage options.

Location





The property is situated within the historic village of Tutbury, a desirable location known for its character, charm, and strong community atmosphere. Tutbury offers a wide range of amenities including shops, pubs, restaurants, and a primary school. The village is steeped in history with the renowned Tutbury Castle and scenic countryside walks nearby. Excellent transport links are available, with easy access to the A50, A38, and A511, making it well connected to Burton-on-Trent, Derby, and beyond. The area is also served by good public transport and nearby train stations, providing convenient commuting options.



Floor 0

Approximate total area⁽¹⁾

71.9 m²

774 ft²

Reduced headroom

1.4 m²

15 ft²



Floor 1

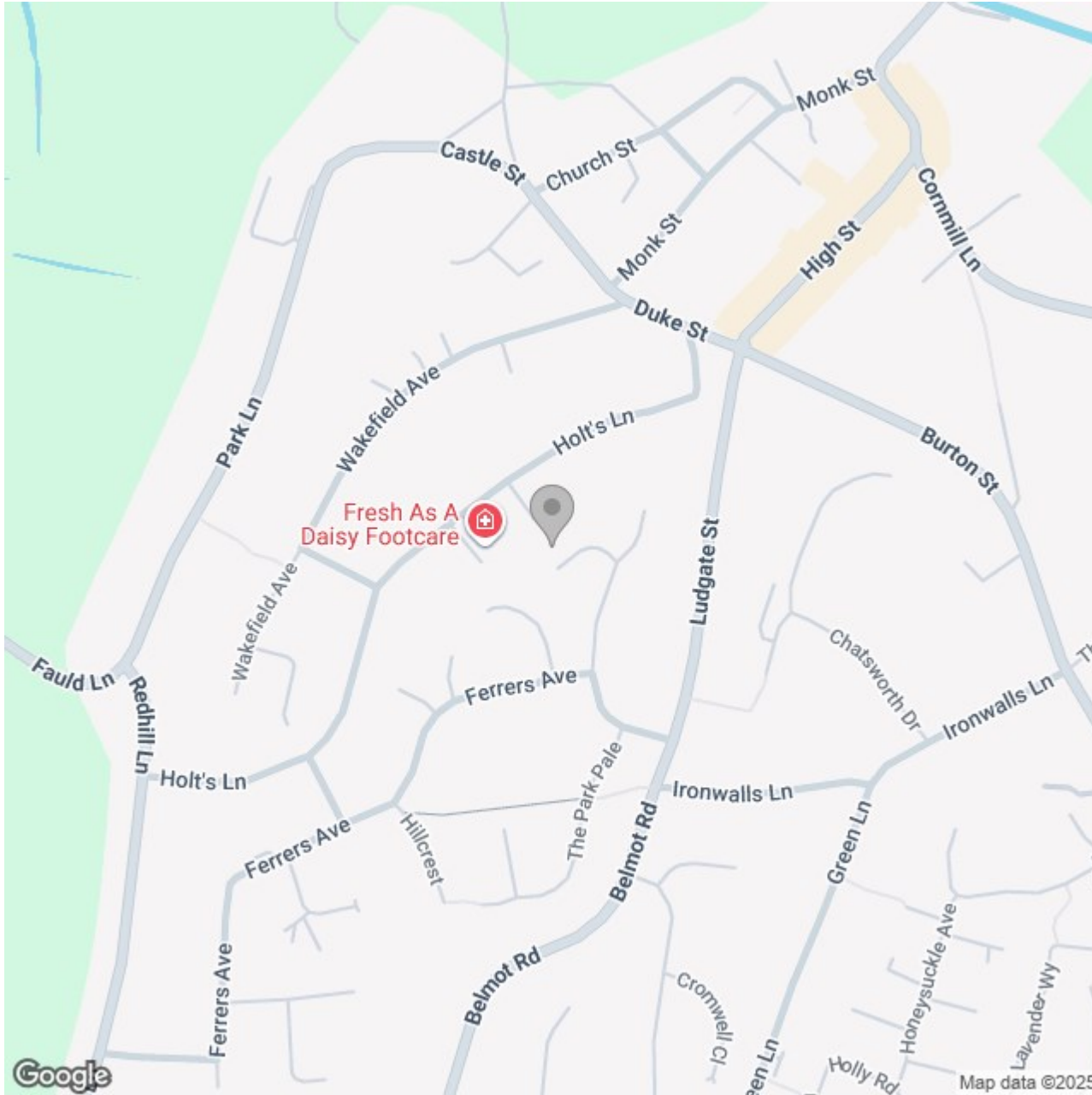
(1) Excluding balconies and terraces

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		
(81-91) B		
(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 