



2 The Old Glassworks, Ludgate Street, Tutbury, DE13 9BW



Set in the heart of the historic village of Tutbury is The Old Glassworks, a beautifully presented detached home enjoying spacious and versatile interiors, four double bedrooms and secluded landscaped gardens. Offering cleverly designed accommodation extending evenly over three floors, this modern double fronted home presents plenty of flexibility to suit either couples or a family, with large double bedrooms also offering potential for uses as a home office or further reception room. The first floor comprises an open plan dining kitchen, spacious lounge and family bathroom, all enjoying privacy and an open outlook to the front. The ground and second floors are each laid to two double bedrooms and a bathroom, and the ground floor bedrooms offer ideal potential as a second living room, study or teenagers suite. Outside, there is a charming landscaped garden enjoying privacy to all sides, with a secure side access offering storage steps down to the road level. The property also benefits from a single garage and allocated parking within a shared courtyard.

The property is set in a desirable position in the heart of Tutbury. This handsome village is set within scenic countryside and benefits from a superb array of amenities including boutique shops, pubs, restaurants and cafés, a post office, doctor's surgery, pharmacy, hairdressers, and a village hall, centred around the character High Street. The village hosts a traditional farmers' market four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The Richard Wakefield Primary School in the village feeds into DeFerrers Academy in Stretton, and the recently opened John Taylor Free School is also within a short drive. The market town of Burton on Trent provides excellent shopping and leisure facilities including a cinema and supermarkets, Tutbury is well placed for links to the A50, A38 and A515, and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within a short walk from the property.

- Double Fronted Detached Home
- Desirable Village Setting
- Versatile & Well Presented Interiors
- Spacious Lounge
- Open Plan Dining Kitchen
- Four Double Bedrooms
- Three Bathrooms (one to each floor)
- Ideal for Home-Working/ Ancillary Accommodation
- Beautiful Landscaped Gardens
- Single Garage & Parking
- Mains Gas C H & Double Glazed
- Walking Distance to Amenities
- Ideal for Commuter Routes & Rail Travel

Reception Hall

A spacious welcome to this attractive home having tiled flooring, doors to two versatile rooms ideal as bedrooms or further living space and a door to the bathroom. Stairs with useful fitted storage rise to the first floor landing, where doors open into:

Lounge 5.63 x 3.69m (approx. 18'6" x 12'1")

A beautifully presented dual aspect room, having window to the front, a contemporary gas fireplace and double doors out to the rear

Open Plan Dining Kitchen 5.56m x 3.65m (approx. 18'3" x 12'0")

The Kitchen comprises a range of country style wall and base units housing an inset sink with side drainer, space for a dishwasher and washing machine and integral appliances including fridge freezer, oven and gas hob. There is a window to the front and tiled flooring extends into the Dining Area where double doors lead out to the rear gardens

Family Bathroom 2.29 x 2.20m (approx. 7'6" x 7'3")

Fitted with a white suite comprising pedestal wash basin, WC, bathtub and separate double shower, with a window to front, a heated towel rail, tiled flooring and tiled splash backs

Doors from the ground floor open to:

Family Room/Bedroom 5.37 x 3.66m (approx. 17'7" x 12'0")

Currently used as another living room but being ideal as another double bedroom, having a window to the front and a electric fireplace. The fireplace





surround could easily be removed for use as a bedroom, or the chimney could be opened for the installation of a gas fire/wood burning stove

Bedroom Four 3.64 x 2.55m (approx. 11'11 x 8'4) – max
An L-shaped room with window to front and private use of a **Walk in Wardrobe** 1.72 x 1.17m (approx. 5'8 x 3'10), with fitted hanging space and shelving.

This space could be converted into an en suite if desired

Bathroom 2.72 x 1.85m max (approx. 8'11 x 6'1) – max
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and tiled flooring. An **Airing Cupboard** houses the hot water cylinder



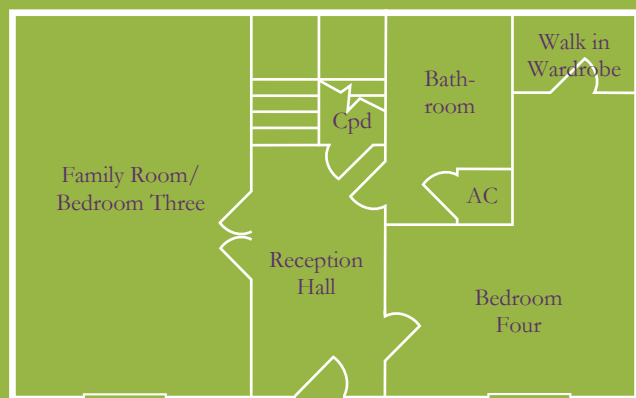
A window to the rear overlooks pleasant garden views, and doors from the second floor **Landing** open into:

Master Bedroom 4.48 x 3.73m (approx. 14'8 x 12'3)
A spacious principal bedroom, having a window to the rear and a door opening to a useful eaves storage cupboard extending the width of the property

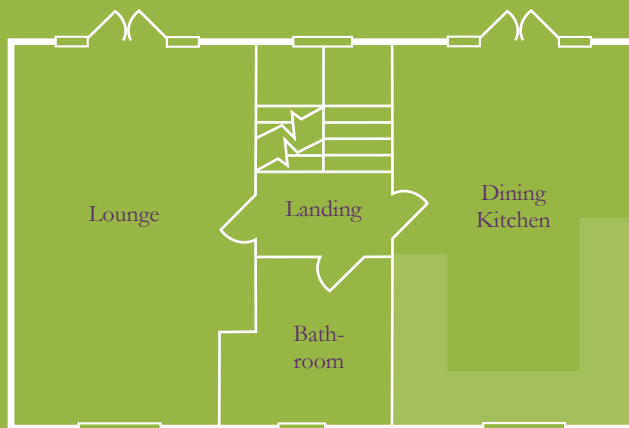
Bedroom Four 3.69m x 4.47m (approx. 14'8 x 12'1)
Another double room having a window to the rear

Bathroom 2.28 x 1.59m (approx. 7'6 x 5'3)
Fitted with a white suite comprising pedestal wash basin, WC and bathtub with shower above, with a Velux skylight, tiled splash backs and flooring and a heated towel rail

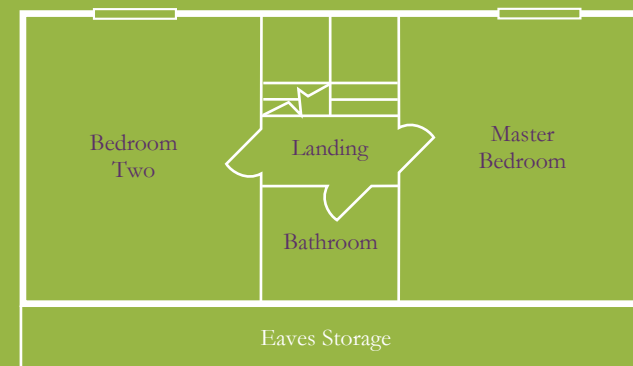




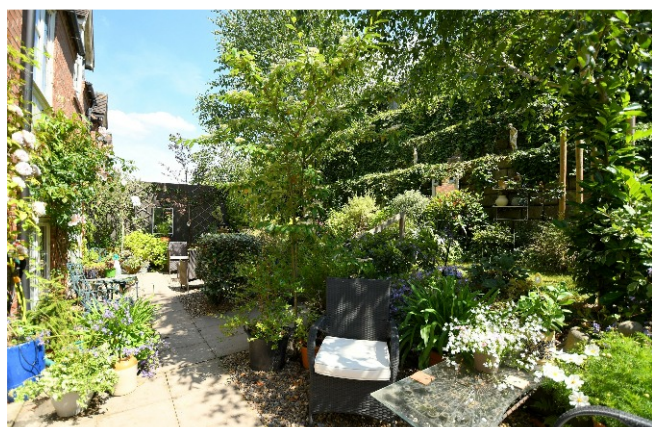
Ground Floor



First Floor



Second Floor



Outside & Gardens

This double fronted property is set back from the lane beyond a traditional fenced boundary having well stocked borders and a pathway to the front door. Within a shared courtyard off Ludgate Street (a few steps from the property) there is allocated parking and a **Single Garage** with manual entrance door

Enjoying privacy to all sides, the rear garden has been thoughtfully landscaped to provide various seating areas, an upper level of lawn and borders stocked with a variety of shrubs and flowers. Mature foliage adds interest to each level, a small ornamental pond with water feature lies to one side, and a gate opens to steps leading down to a private side access out onto Ludgate Street which also offers storage space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.