



22 Bluebell Way, Tutbury, DE13 9LL

 Parker
Hall

Showcasing a pleasant open outlook to the front and a desirable village setting is this executive detached family home, benefiting from extensive three storey accommodation, five generous bedrooms plus dressing room, and beautifully landscaped west facing gardens. Offering immaculately presented interiors, this impressive double fronted home lies on an exclusive private lane on this popular development, offering flexible interiors ideal to suit a growing family also needing space to work from home. The property comprises briefly central reception hall, two generous reception rooms, family dining kitchen, utility and cloakroom to the

ground floor, with five good sized bedrooms set over the first and second floors. The second floor is laid to a fabulous master suite with en suite bathroom and a dressing room, and the additional four bedrooms benefit from use of a guest en suite and family bathroom. Outside, the property benefits from parking for four vehicles as well as a detached double garage, and the west facing rear garden has been immaculately landscaped gardens to include a bespoke pergola and wrap around patio. This traditionally styled home benefits from a further three years LABC warranty and is serviced by mains gas central heating and full double glazing.

The property lies on a popular modern development within a short walk of the village centre. The handsome village of Tutbury 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, centre red around the character High Street. The village hosts a traditional farmers' market four times a year and historic 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 property lies within catchment for the Richard Wakefield Primary School in Tutbury feeds

into DeFerrers Academy in Stretton, and the John Taylor Free School is also within a short drive. Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton on Trent provides excellent shopping and leisure facilities including supermarkets and a shopping centre. The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton on Trent's railway station.



- Executive Detached Family Home
- Extensive & Versatile Three Storey Living
- Idyllic Open Outlook towards Countryside
- Desirable Private Lane Setting
- Square Footage - 2282ft²/212m²
- Two Spacious Reception Rooms
- Open Plan Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Stunning Principal Suite with En Suite Bathroom & Dressing Room
- Four Further Bedrooms
- Second En Suite & Family Bathroom
- Landscaped West Facing Garden
- Detached Double Garage & Parking for Four Vehicles
- Historic Village Setting
- 3 Years NHBC Warranty
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel

The front door opens into a stunning central **Reception Hall**, having impressive tall ceilings, tiled flooring and a staircase rising to the first floor with storage beneath. Doors open into:

Family Room 3.83 x 2.58m (approx. 12'8 x 8'6)
A versatile reception room ideal as a snug or playroom, having a bay window to the front enjoying a pleasant outlook

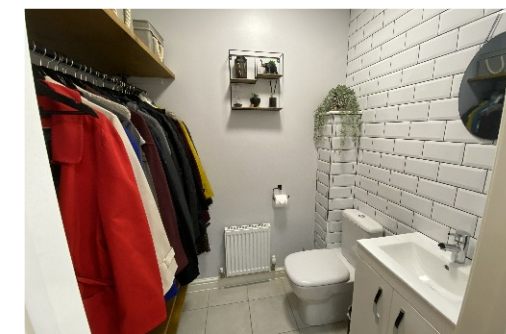


Lounge 7.55 x 3.83m (approx. 24'9 x 12'8)
An oversized dual aspect living room having a bay window to the front overlooking open views, double doors opening out to the rear terrace and gardens and space for an electric fire. A door opens into:

Family Dining Kitchen 6.15 x 4.07m (approx. 20'3 x 13'5) – max
A fabulous L-shaped space formed by a dining and breakfast area and a modern fitted kitchen. The **Kitchen** comprises a range of gloss wall and base units with complimentary worksurfaces over, housing an inset one and a half sink with side drainer and a range of integral appliances including dishwasher, double oven, induction hob and fridge freezer. There is further space for a fridge freezer, there is a window to the rear and tiled flooring extends into the **Dining Area**, where doors open out to the rear gardens

Utility 2.35 x 1.83m (approx. 7'9 x 6'0)
The utility is fitted with wall and base units coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer. With tiled flooring and a door opening out to the side

Cloakroom
A refurbished cloakroom comprising wash basin set to vanity unit and WC, with tiled splash backs and bespoke fitted cloakroom hanging space and storage





Stairs rise to the **First Floor Landing**, where there is a window to the front and doors open into the **Airing Cupboard** which houses the pressurised hot water cylinder and to single and double storage cupboards

The staircase continues to the **Second Floor Landing** which is currently used as a **Study**, having a skylight to the rear and doors opening into:

Master Bedroom 5.1 x 4.9m (approx. 16'8 x 16'1)
A generous principal bedroom suite having a window to the front, skylight to the rear and loft access point

Dressing Room 3.86 x 2.4m (approx. 12'8 x 7'10)
This fabulous room services the master suite and has a window to the front and has been fitted out with a range of hanging space and storage with feature lighting

En Suite Bathroom 2.86 x 2.3m (approx. 9'5 x 7'10)
Comprising a modern suite having pedestal wash basin, WC, bathtub and separate shower, with half tiling to walls, vinyl flooring, a chrome heated towel rail and a skylight to the rear

Doors from the **First Floor Landing** open into:

Bedroom Two 3.86 x 3.06m (approx. 12'8 x 10'0)
A spacious double bedroom having windows to the front enjoying a pleasant open outlook and private use of:

En Suite 2.78 x 1.2m (approx. 9'1 x 3'11)
Fitted with pedestal wash basin, WC and double shower, with half tiling to splashbacks and a chrome heated towel rail

Bedroom Three 3.84 x 3.7m (approx. 12'7 x 12'2)
Another double bedroom having a window to the rear

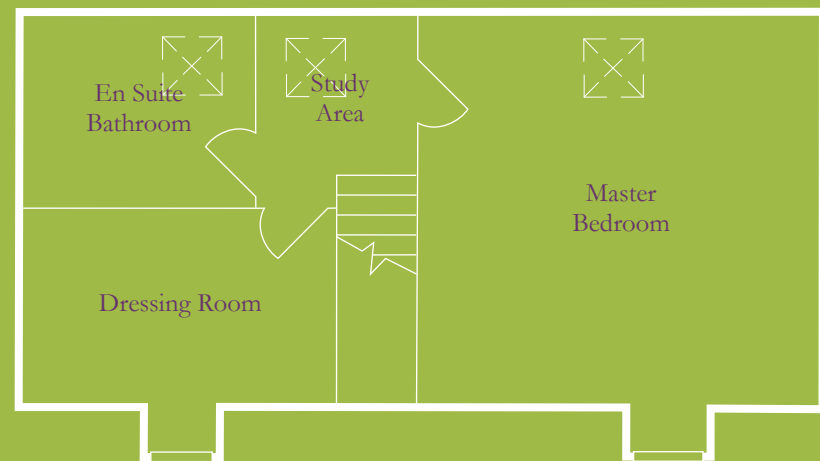
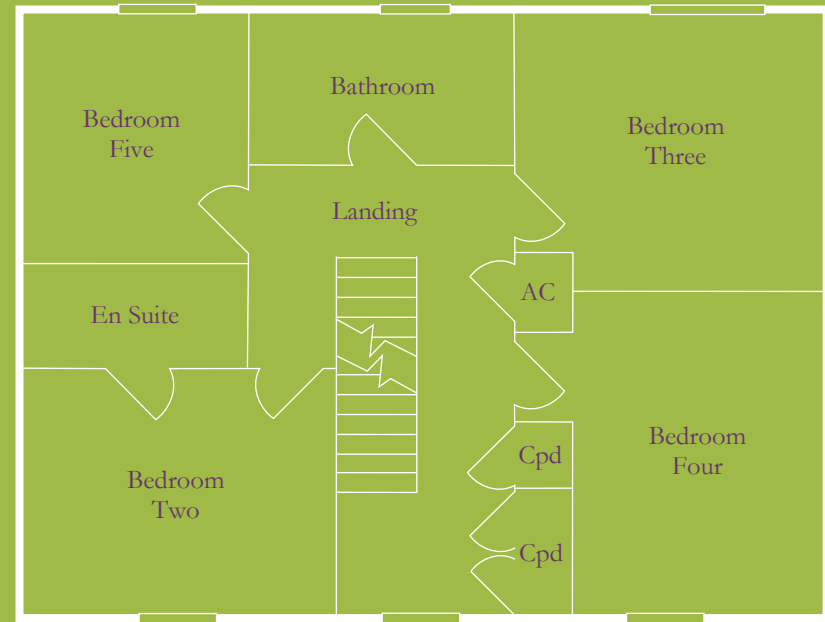
Bedroom Four 3.84 x 3.75m (approx. 12'7 x 12'4)
Another double room having window to the front

Bedroom Five 3.1 x 2.78m (approx. 10'2 x 9'1)
Currently fitted out as a dressing room, having a window to the rear

Bathroom 3.32 x 1.77m (approx. 10'10 x 5'10)
Fitted with a white suite having pedestal wash basin, WC, bathtub and separate shower, with half tiled splashbacks and obscured window to the rear







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Lounge
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Family Dining Kitchen
6.15 x 4.07m (approx. 20'3 x 13'5)

Utility
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Master Bedroom
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Dressing Room
3.86 x 2.4m (approx. 12'8 x 7'10)

En Suite Bathroom
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Bathroom
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Outside

This executive family home lies on a private block paved road servicing a handful of similar properties, enjoying a pleasant open outlook over communal gardens and countryside views. Beautifully manicured gardens extend to the front aspect and there is parking for two vehicles, with a driveway (shared with one other property) leading to the rear where there are two further parking spaces to the fore of the **Detached Double Garage**. Twin manual entrance doors open into the garage which has power, lighting, ample loft storage space and a courtesy door into the garden

West Facing Gardens

The immaculately landscaped garden is laid to a paved terrace leading onto artificial lawns, with a bespoke pergola to one side providing a pleasant and secluded entertaining space. There is exterior power, lighting and a water point and an area to the side of the property houses space for a garden shed



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
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.