





We are delighted to present this stunning architect-designed property, situated in the heart of Tutbury Village. This exceptional dwelling offers a unique opportunity for discerning buyers. As you enter, the bright and neutral decor welcomes you into the spacious entrance hallway, leading to a comfortable sitting room and a separate family room. The impressive generous breakfast kitchen is perfect for entertaining, complemented by a utility room and guest cloakroom on the ground floor. On the first floor, the landing reveals a main bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom. Outside, the property boasts off-road parking and a beautifully elevated garden. Tutbury Village is renowned for its medieval Castle, bustling High Street, charming shops, and delightful cafes. Residents can enjoy a church, excellent schools, country pubs, and a park. With convenient access to major road networks such as the A50 and A38, and proximity to Hatton's train station, this property is truly a remarkable find. Don't miss out on this rare opportunity!



#### Entrance hall

With stairs rising to the first floor and doors leading off to:

#### Living Room

With a lined chimney breast, double glazed window to the front and rear elevation and a door leading to:

#### Dining Area

With double glazed window to the rear elevation, double glazed door to the patio and an opening lead through to:

#### Kitchen Diner

With a selection of matching wall and base units, straight edge solid work surface, one and a half bowl sink with mixer tap and drainer, double glazed windows to the front and side elevations, space for cooker and fridge freezer, integrated dishwasher, electric microwave oven and an opening leading to:

#### Utility room

With a selection of base units and wall mounted units, space for tumble dryer and washing machines, double glazed window to the rear elevation, composite door to the rear garden and a door leading to:

#### WC/cloaks

With a low level wc, wash hand basin and a double glazed window to the side elevation.

#### First floor landing

With doors leading off to:



#### Master bedroom

With central heating radiator, double glazed windows to the front elevation and a door leading to:

#### En-suite shower room

With a three piece suite comprising: shower, low level wc, wash hand basin with mixer tap and a double glazed window to the rear elevation.

#### Bedroom Four

With central heating radiator and double glazed window







to the side and front elevation.

#### Bedroom Two

With central heating radiator and a double glazed upvc window to the rear elevation.

#### Bedroom four

With central heating radiator and a double glazed upvc window to the rear elevation.

#### Family bathroom

With a four piece suite comprising: bath with mixer tap and handset, double walk in shower with rain shower over and handset, wash hand basin with mixer tap and vanity unit below, low level wc, double glazed window to the side elevation, heated ladder towel rail, tiled flooring.



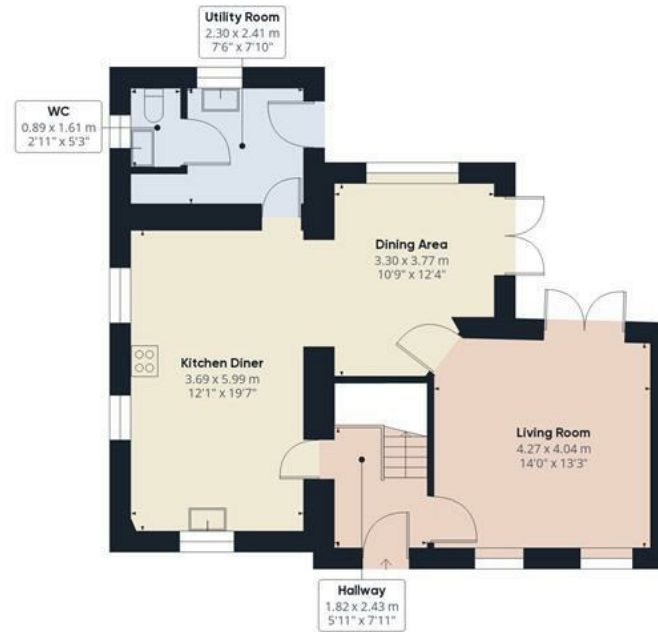












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

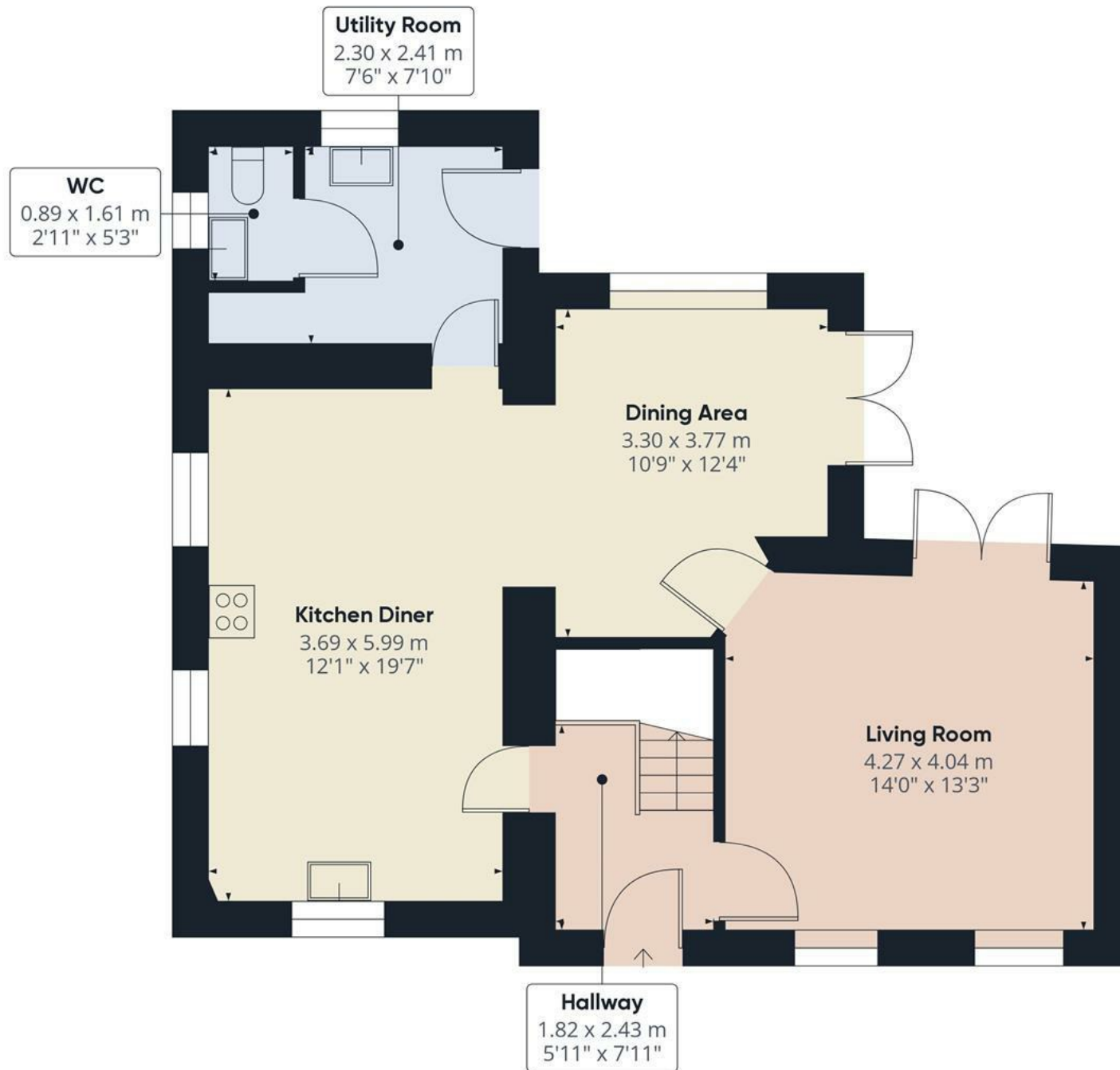
130.42 m<sup>2</sup>

1403.85 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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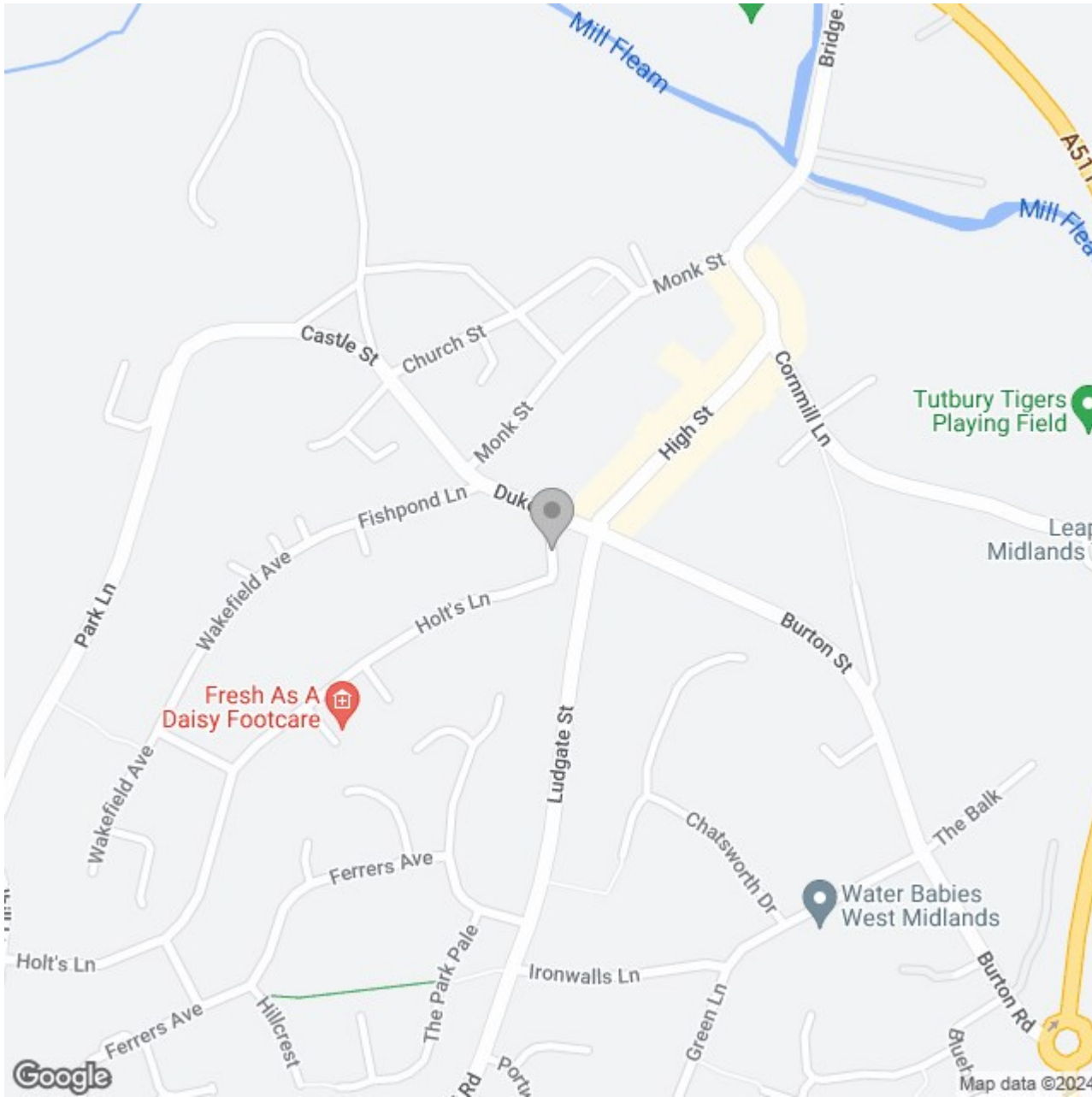
Floor 0

**Approximate total area<sup>00</sup>**  
68.29 m<sup>2</sup>  
735.1 ft<sup>2</sup>

Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	