





**\*\*360 VIRTUAL TOUR\*\*** Offered for sale with NO UPWARD CHAIN stands this immaculately presented four bedroom modern town house. Situated within the heart of the historical village of Tutbury the gas centrally heated and double glazed accommodation comprises of entrance hallway, fitted kitchen diner, lounge and cloakroom. To the first floor there are two bedrooms with jack and jill bathroom to master bedroom and two further bedrooms and jack and jill bathroom to the second floor. Outside the home has an enclosed low maintenance tiered rear garden and off road parking and single garage. **VIEWING STRICTLY BY APPOINTMENT ONLY.**



## ENTRANCE HALL

With door to front elevation, radiator and stairs rising off to first floor accommodation.

## KITCHEN DINER

With window to front elevation, fitted with a range of eye and base level units and drawers, sink and drainer built into a preparation work surface, integrated washing machine, fridge, freezer and dish washer, oven hob and extractor fan, tiled splashbacks and tiled floor covering and radiator.

## CLOAKROOM

Fitted with a white suite comprising low level wc, wash hand basin, radiator and tiled floor covering.

## LOUNGE

With French doors and box bay windows to rear elevation and radiator.

## FIRST FLOOR LANDING

With window to front elevation radiator and airing cupboard.

## MASTER BEDROOM

With two windows to rear elevation, two radiators and a range of fitted wardrobes and door to:

## JACK AND JILL BATHROOM

Fitted with a four piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath and double shower cubicle. tiled flooring and radiator and door to landing.

## BEDROOM FOUR/STUDY

With window to front elevation and radiator.

## SECOND FLOOR LANDING

With doors leading off to:

## BEDROOM TWO

With two windows to rear elevation, two radiators and a range of fitted wardrobes and door to:

## JACK AND JILL BATHROOM

Fitted with a four piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath and double shower cubicle. tiled flooring and radiator and door to landing.



**ABODE**  
SALES & LETTINGS

## BEDROOM THREE

With two windows to front elevation with views of Tutbury Castle, radiator and over stairs storage cupboard.

## REAR GARDEN

With decorative patio area split over two levels and enclosed by wall and timber fencing.

## GARAGE

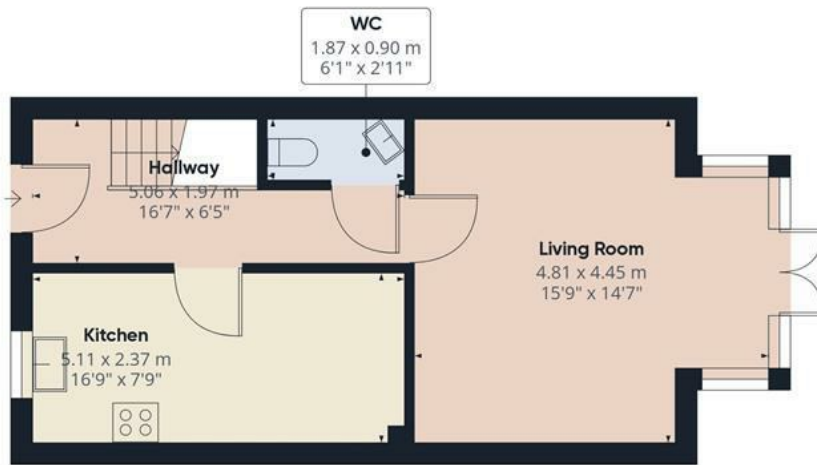
Off road parking and garage with up and over door to front.



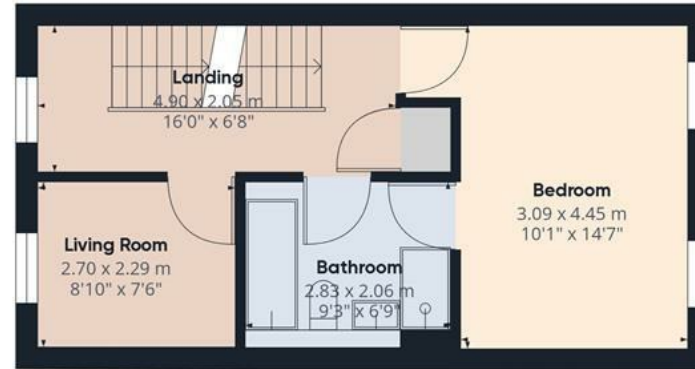
**ABODE**  
SALES & LETTINGS



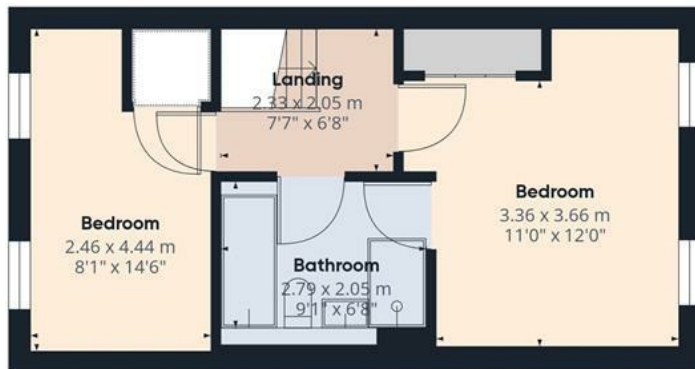




Floor 0



Floor 1



Floor 2

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

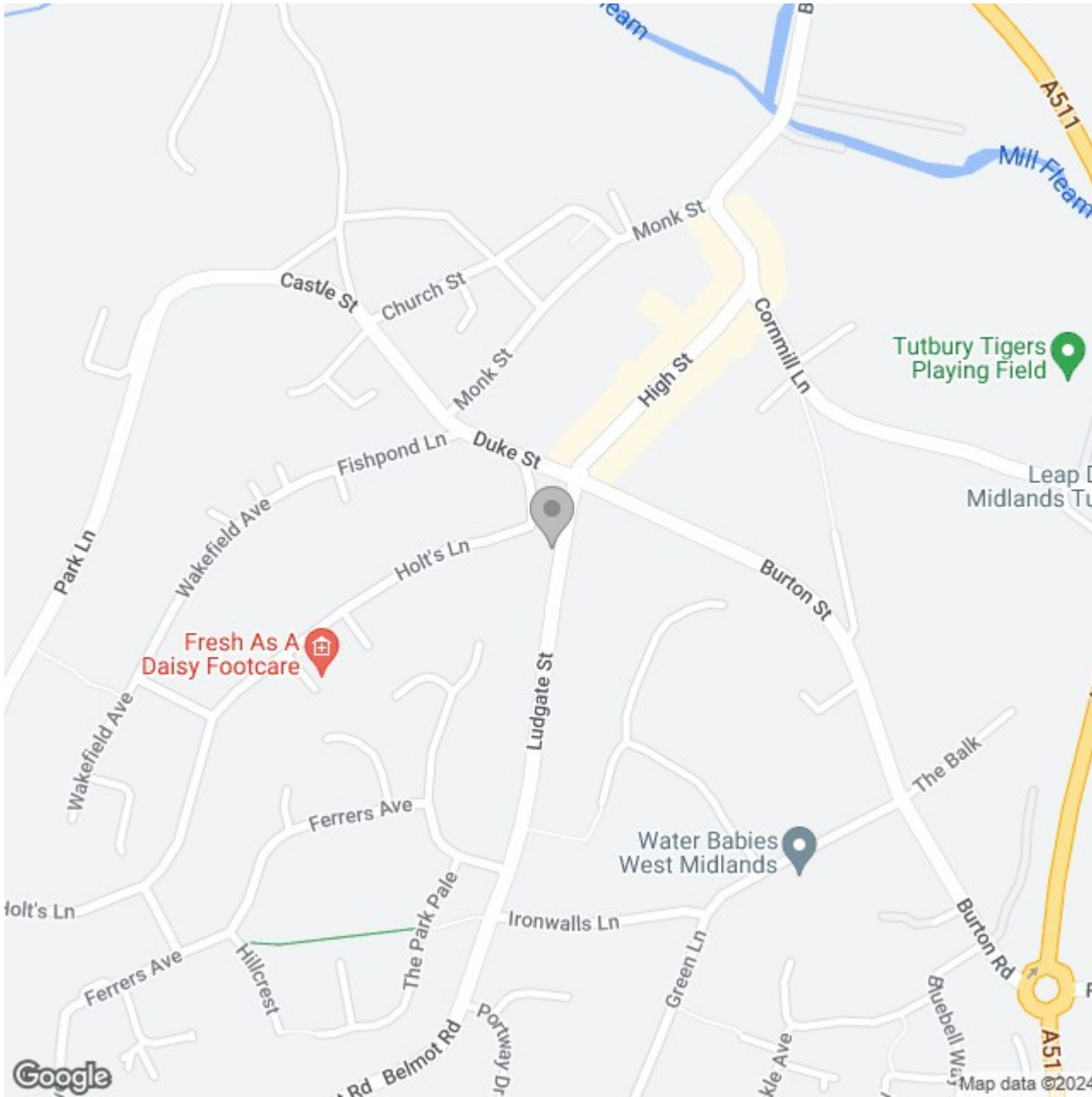
114.95 m<sup>2</sup>

1237.32 ft<sup>2</sup>

(1) 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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</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	