





A beautifully presented three bedroom property, situated within the desirable village of Tutbury, having fantastic access to a range of local amenities and transport links. The property benefits from three double bedrooms, en-suite to the master bedroom, a four piece bathroom, landscaped garden, garage with parking to the side and a downstairs WC/cloaks. A builders warranty still remains on the property. Viewing is highly recommended strictly via appointment only.



Entrance hall

With central heating radiator, composite front entrance door, door leading to the living room and stairs rising to the first floor.

Living Room

With under stairs storage cupboard, central heating radiator and a double glazed window to the front elevation.

Kitchen Diner

With a selection of matching wall and base units, one and half bowl sink with mixer tap and drainer, electric oven with gas hob, integrated fridge freezer and washing machine, double glazed French doors leading out onto the garden, central heating radiator and an opening leading to the utility area.

WC /cloaks

With a low level wc, wash hand basin with mixer tap and central heating radiator.

First floor landing

With central heating radiator, airing cupboard, stairs rising to the second floor, double glazed window to the front elevation and doors leading off to:

Bedroom Two

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

Bedroom Three

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



Family Bathroom

With a four piece suite comprising: wash hand basin with mixer tap, low level wc, bath with mixer tap and handset, shower cubicle with gravity shower over, heated ladder towel rail and a double glazed window to the rear elevation.

Second Floor Landing

With storage cupboard and door leading to the master bedroom.



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Master Bedroom

With central heating radiator, loft hatch, skylights to the front and rear elevation, fitted wardrobes and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass door and gravity shower over, heated ladder towel rail and a skylight to the rear elevation.

Outside

The outside of the property to the front elevation features a fore garden with a pathway leading to the front entrance door. The rear elevation offers a beautiful landscaped garden having a composite decked area ideal for seating, which leads to the garage door with a double glazed access door. A pedestrian gateway also leads to a parking space.











Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

121.56 m²
1308.48 ft²

Reduced headroom

1.94 m²
20.83 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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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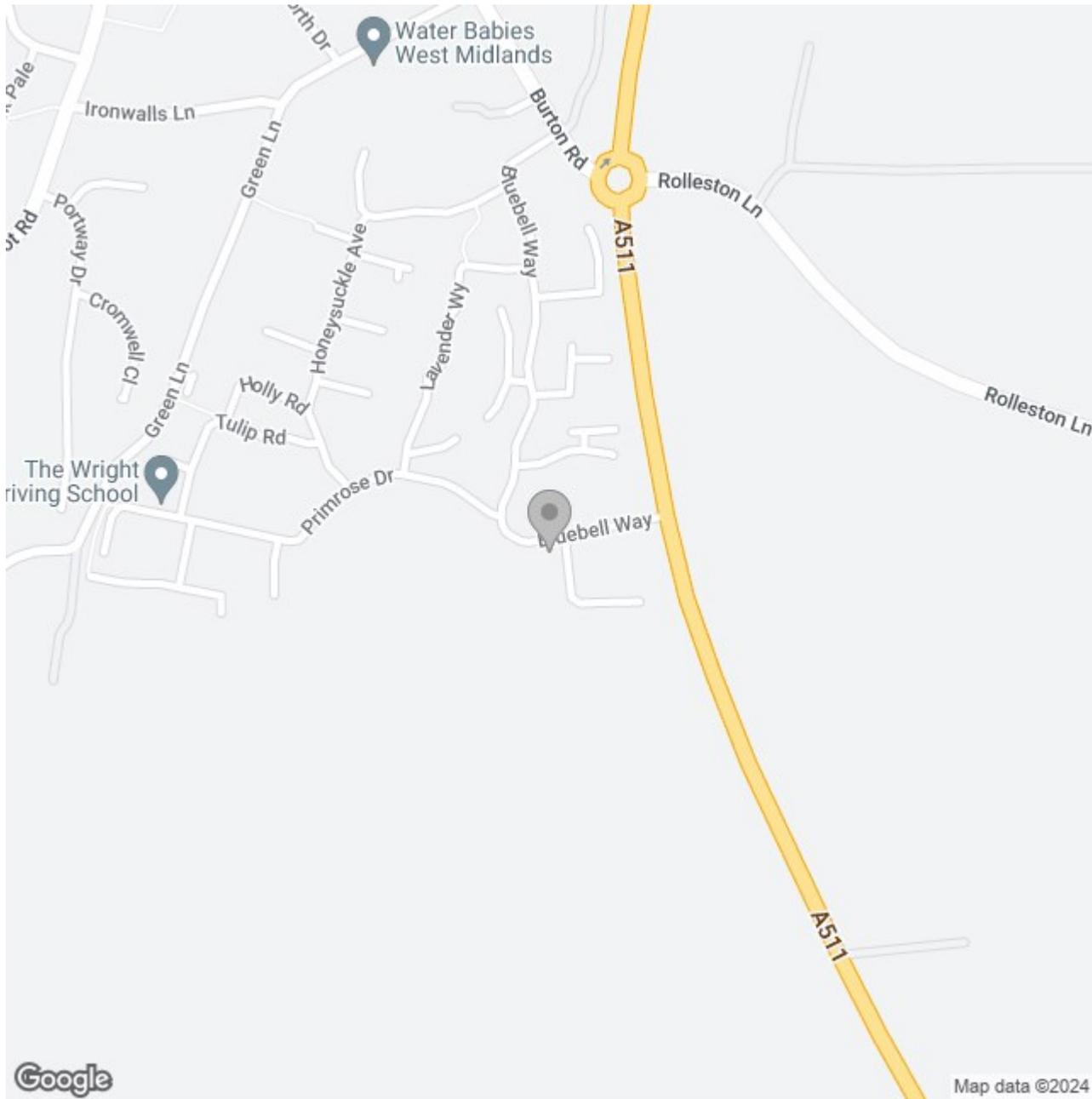
Approximate total area⁽¹⁾

39.27 m²
422.67 ft²

(1) Excluding balconies and terraces.

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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	