





A stunning three bedroom semi detached property, situated within the desirable village location of Tutbury, having good access to a range of local amenities and transport links. The property benefits from having a stunning living room, generous kitchen diner, three well proportioned bedrooms and driveway providing parking which leads to the detached garage. Viewing is highly recommended strictly via appointment only.



 **ABODE**  
SALES & LETTINGS

## Accommodation

**Entrance Hallway** - Featuring a UPVC part-glazed door, radiator, staircase to the first floor, and an entrance to:

**Sitting Room** - Offering laminate flooring, radiator, bay window, under-stair storage, and access to:

**Kitchen and Dining Area** - Equipped with full-length cupboards along one wall, floor and wall cupboards with room for appliances and a fridge freezer. Tiled flooring in the kitchen, laminate in the dining area, UPVC double glazed windows, radiator, and a wooden glazed door leading to:

**Utility Area** - Including quarry tiles, space for appliances, and an access point to:

**WC/cloaks** - Presenting a two-piece white suite with a low-level WC and corner washbasin. Additional features include an extractor fan, laminate flooring, and an obscured UPVC double glazed window.

**First Floor Landing** - Providing loft access, partial boarding, and entrances to:

**Main Bedroom** - Featuring laminate flooring, storage above the stairs, two radiators, built-in wardrobes, and two UPVC double glazed windows.

**Second Bedroom** - Highlighting laminate flooring, a radiator, and a UPVC double glazed window.

**Third Bedroom** - With laminate flooring, fitted wardrobes, a radiator, and a UPVC double glazed



window.

**Bathroom** - The bathroom is equipped with a chrome heated towel rail, tiled flooring, an obscured UPVC double glazed window, and a thermostatic shower.

**Outdoor Spaces** - The rear garden is enclosed and primarily lawn with a patio area, two storage sheds, a cold water tap, outdoor electric sockets, and timber fencing.

The front of the property features a low-maintenance







front garden with a driveway for off-road parking and a detached garage.

Garage - With power, an independent fuse board, brick construction, a UPVC double glazed window, and a UPVC double glazed door with side panels.



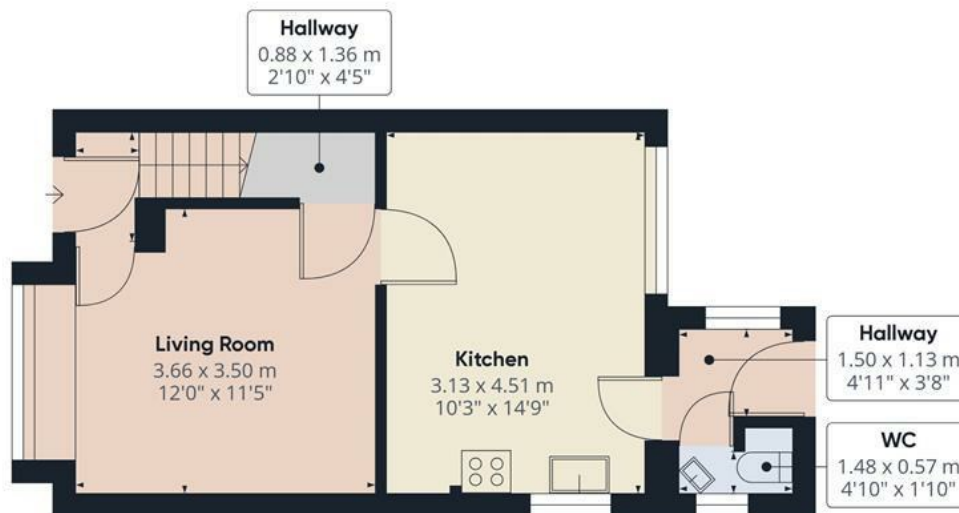




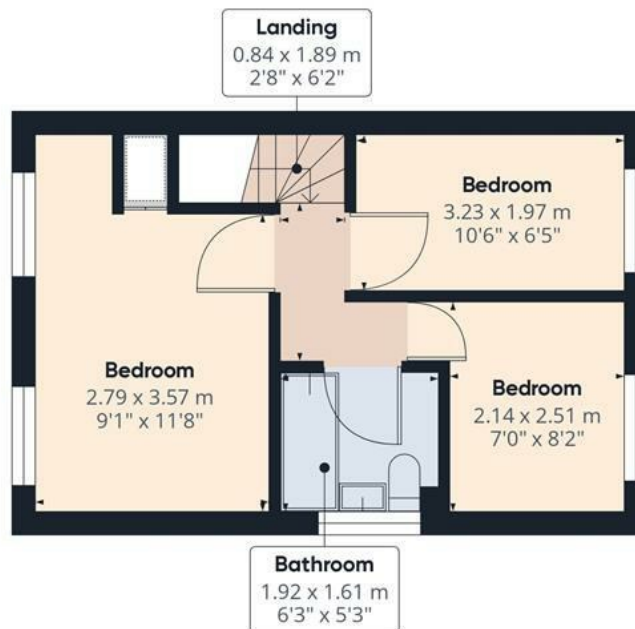








Floor 0



Floor 1

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

63.05 m<sup>2</sup>

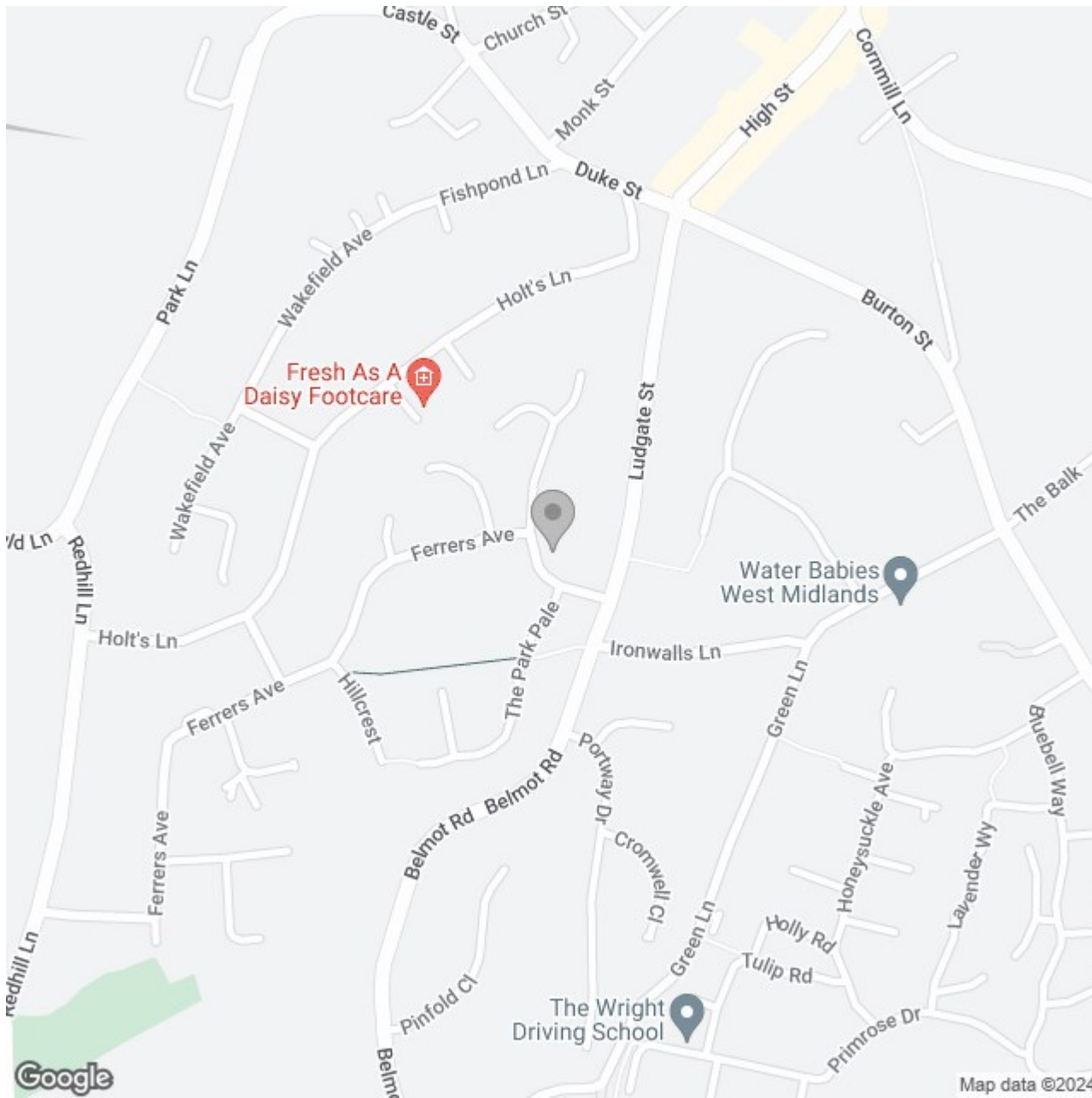
678.62 ft<sup>2</sup>

(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.

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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	