





A stunning three bedroom semi detached home, situated within the desirable village of Tutbury, having good access to a range of local amenities and transport links. The property benefits from a beautiful landscaped garden, two reception rooms, a modern fitted kitchen and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hall

With central heating radiator, stairs rising to the first floor and doors leading off to:

Living Room

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

Kitchen Diner

With a selection of matching wall and base units having a roll edge laminate preparation work surface, space for washing machine, tumble dryer and dishwasher, Integrated fridge freezer, space for cooker, double glazed windows to the side and rear elevation, double glazed side door, central heating radiator, wall mounted gas boiler and tiled flooring.

WC/ cloaks

With a low level wc, wash hand basin with individual hot and cold taps, built in storage cupboard and a double glazed window to the side elevation.

Sitting Room

With a log burning stove, central heating radiator and double glazed doors leading to the garden room.

Garden Room

With central heating radiator, sky light, double glazed windows to the side and rear elevation and double glazed French doors leading out onto the decking.

First Floor Landing



With loft hatch having a pull down ladder, double glazed window to the side elevation and doors leading off to:

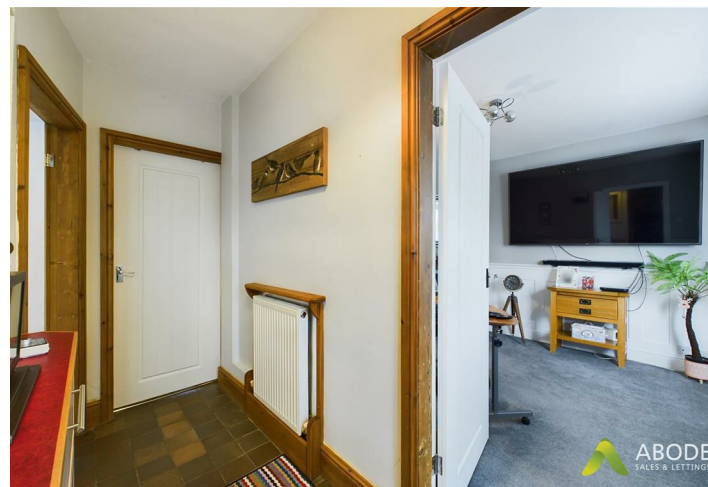
Master bedroom

With central heating radiator, character fire place, recessed spotlighting and a double glazed window to the rear elevation.

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 side elevation.

Wet Room

With a low level wc, wash hand basin with mixer tap, walk in shower, tiled walls, heated ladder towel rail and a double glazed window to the front elevation.

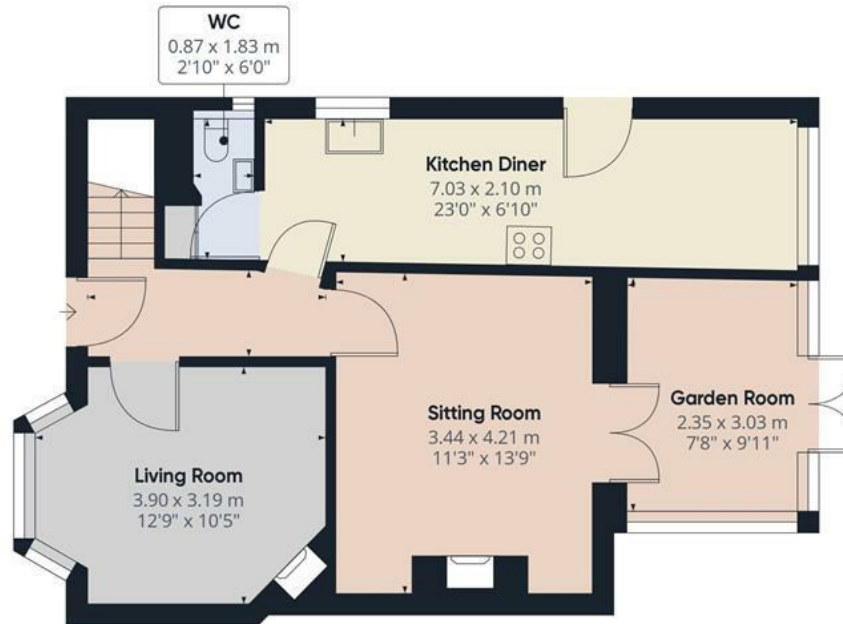
Outside

The front elevation offers a generous driveway providing parking facility leading to the front entrance door. The rear elevation offers a beautifully landscaped garden, having laid to lawn area, large patio area ideal for seating with covered pergola and raised decked area ideal for seating.

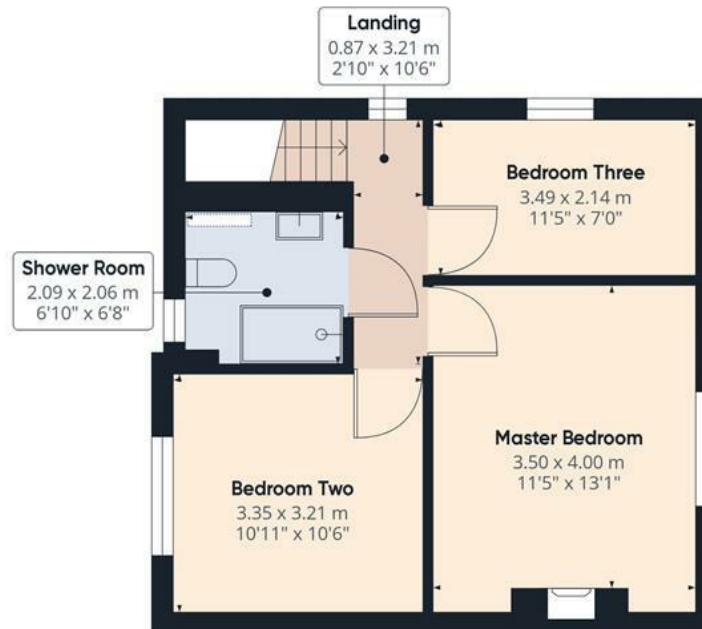








Floor 0



Floor 1

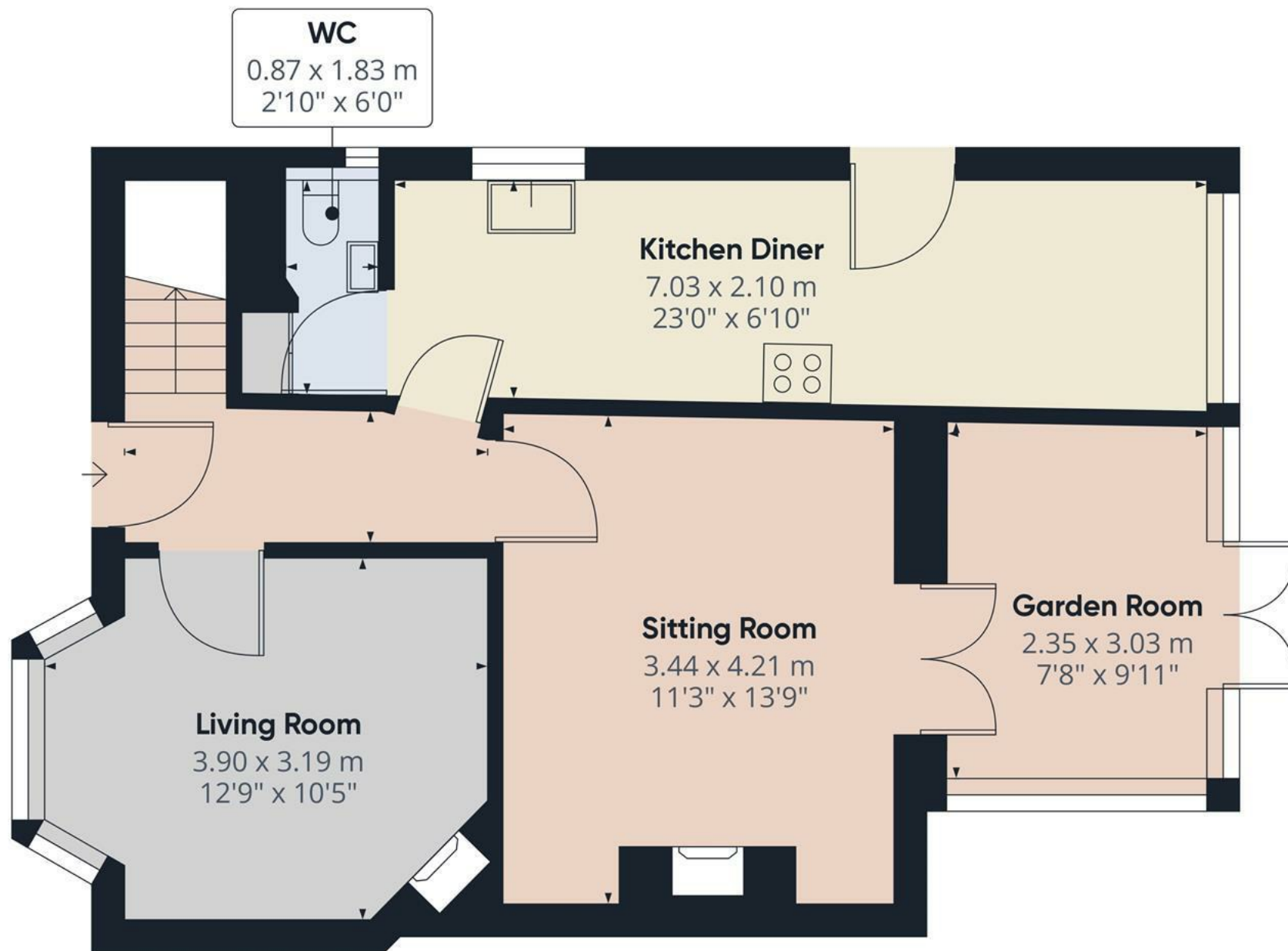
Approximate total area⁽¹⁾

96.08 m²
1034.24 ft²

(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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Approximate total area⁽¹⁾

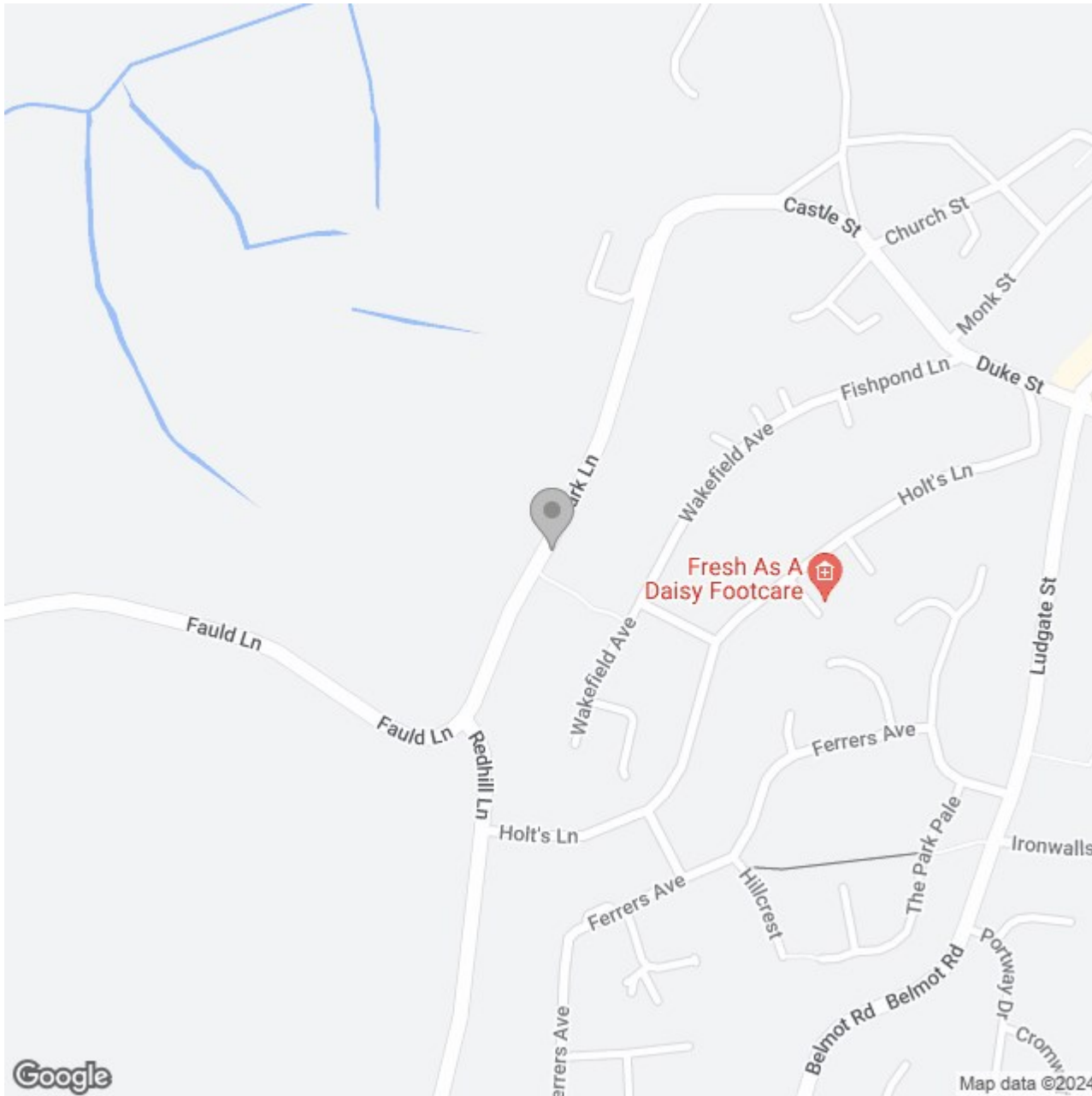
55.99 m²
602.66 ft²

(1) Excluding balconies and terraces.

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	