



## 19 Norman Road , Tutbury, DE13 9JZ

**\*\* THREE BEDROOM DETACHED \*\* NO CHAIN \*\* LANDSCAPED GARDENS \*\***

Experience village living at its finest with this wonderful detached home. Situated in the heart of a historic village, this property boasts a desirable slightly elevated position, with an established front driveway that sets it back from the road. As you step inside, you'll be greeted by a welcoming Entrance Hallway, leading to a Lounge that features a charming gas fireplace as a focal point. The kitchen/diner has an abundance of potential leading to a UPVC conservatory. To the first floor are three bedrooms with a three piece family shower room. The home comes with the added benefits of uPVC double glazing and gas central heating. And don't forget the attractive rear garden, having been landscaped to create a tiered space of patio, lawn and seating area perfect for outdoor entertaining or peaceful relaxation.

Viewing are strictly by appointment only and can be arranged by contacting Abode Estate Agents.

**£245,000**

# 19 Norman Road , Tutbury, DE13 9JZ



Hallway

Lounge

Kitchen/Diner

Conservatory

Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Outside



Directions

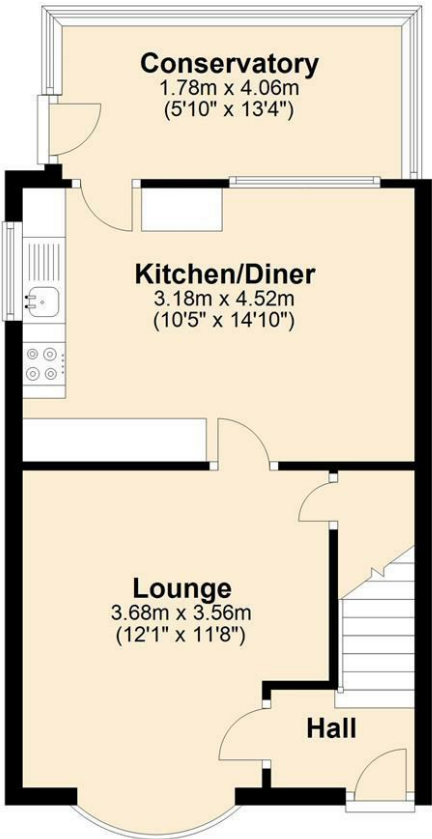




# Floor Plan

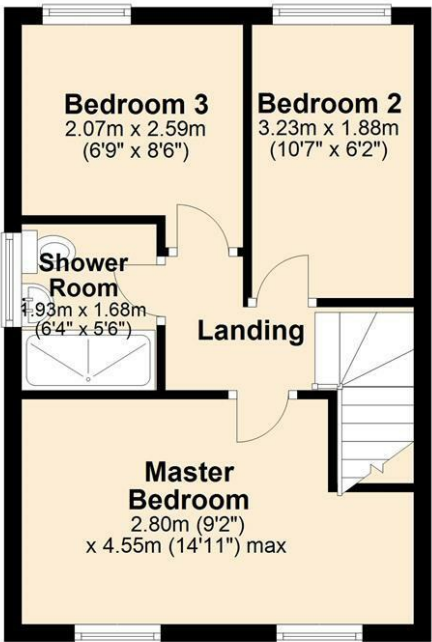
## Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>87</b> |
| (69-80) <b>C</b>                            | <b>72</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 |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |