







\*\*\* NO UPWARD CHAIN \*\*\* 4 YEARS NHBC WARRANTY REMAINING \*\*\* A beautifully appointed four bedroom 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 having an impressive kitchen diner with an aspect looking over the garden, two reception rooms, four well proportioned bedrooms with the master having an en-suite shower room, landscaped wrap around garden and a detached double garage with driveway. 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.

### WC/Cloaks

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

### Study

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, one and a half bowl sink with mixer tap, gas hob with extractor over, integrated dishwasher, fridge freezer, double electric oven, recessed spotlighting, double glazed windows to the rear elevation, double glazed French doors leading out onto the garden and two built in storage cupboards.

### First Floor Landing

With central heating radiator, loft hatch, double glazed window to the side elevation and doors leading off to:

### Master Bedroom

With central heating radiator, double glazed window to the rear elevation and a door leading to the



en-suite shower room.

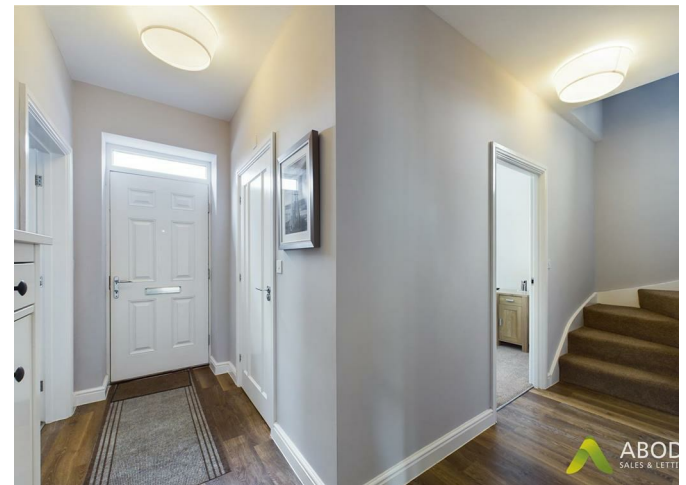
### En-Suite Shower Room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, shower cubicle with glass bi-folding door and gravity shower over, heated ladder towel rail and a double glazed window to the rear elevation.

### Bedroom Two

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









#### Bedroom Three

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

#### Bedroom Four

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

#### Family Bathroom

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, bath with mixer tap and gravity shower over, heated ladder towel rail, partially tiled walls and a double glazed window to the front elevation.



#### Outside

The outside of the property to the front elevation features a fore garden with decorative slate and central steps leading to the front entrance door. The side elevation features a side passage leading to the rear elevation. The rear elevation offers a generously sized wrap around garden, that has been beautifully landscaped by the current owners having mature borders, decked seating area and a further patio. A pedestrian gateway leads to the rear driveway which leads to the detached double garage having an EV charger.







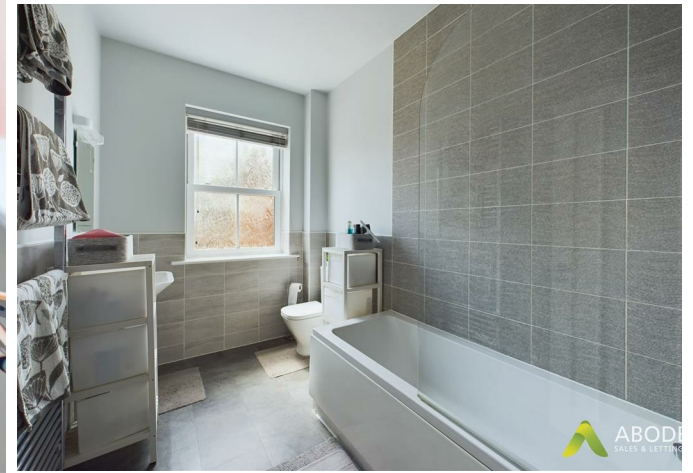








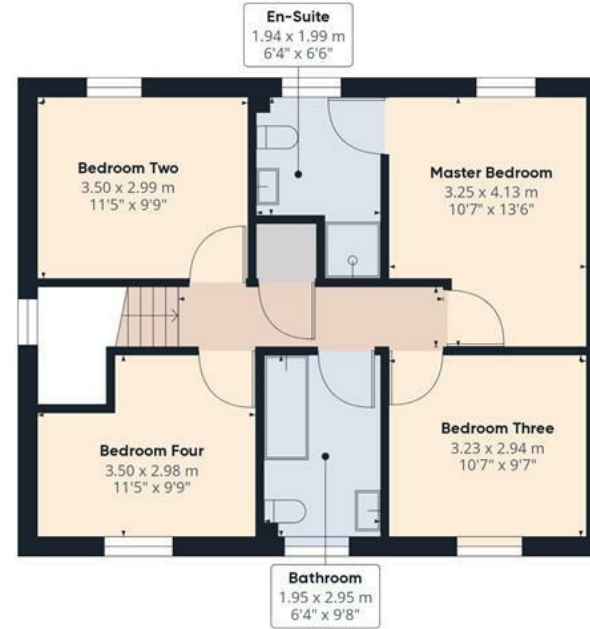








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



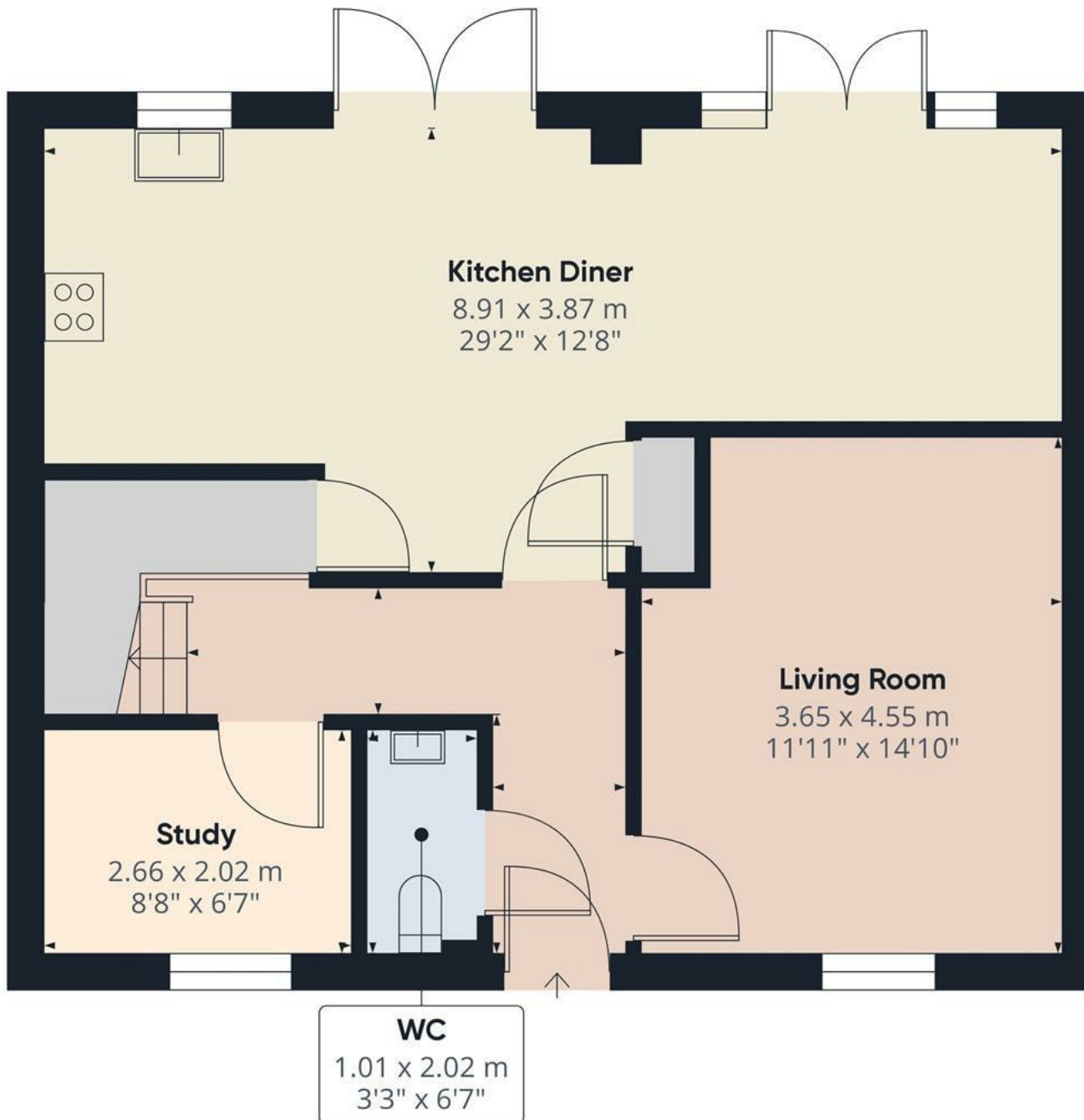
**Approximate total area<sup>(1)</sup>**  
150.26 m<sup>2</sup>  
1617.37 ft<sup>2</sup>

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

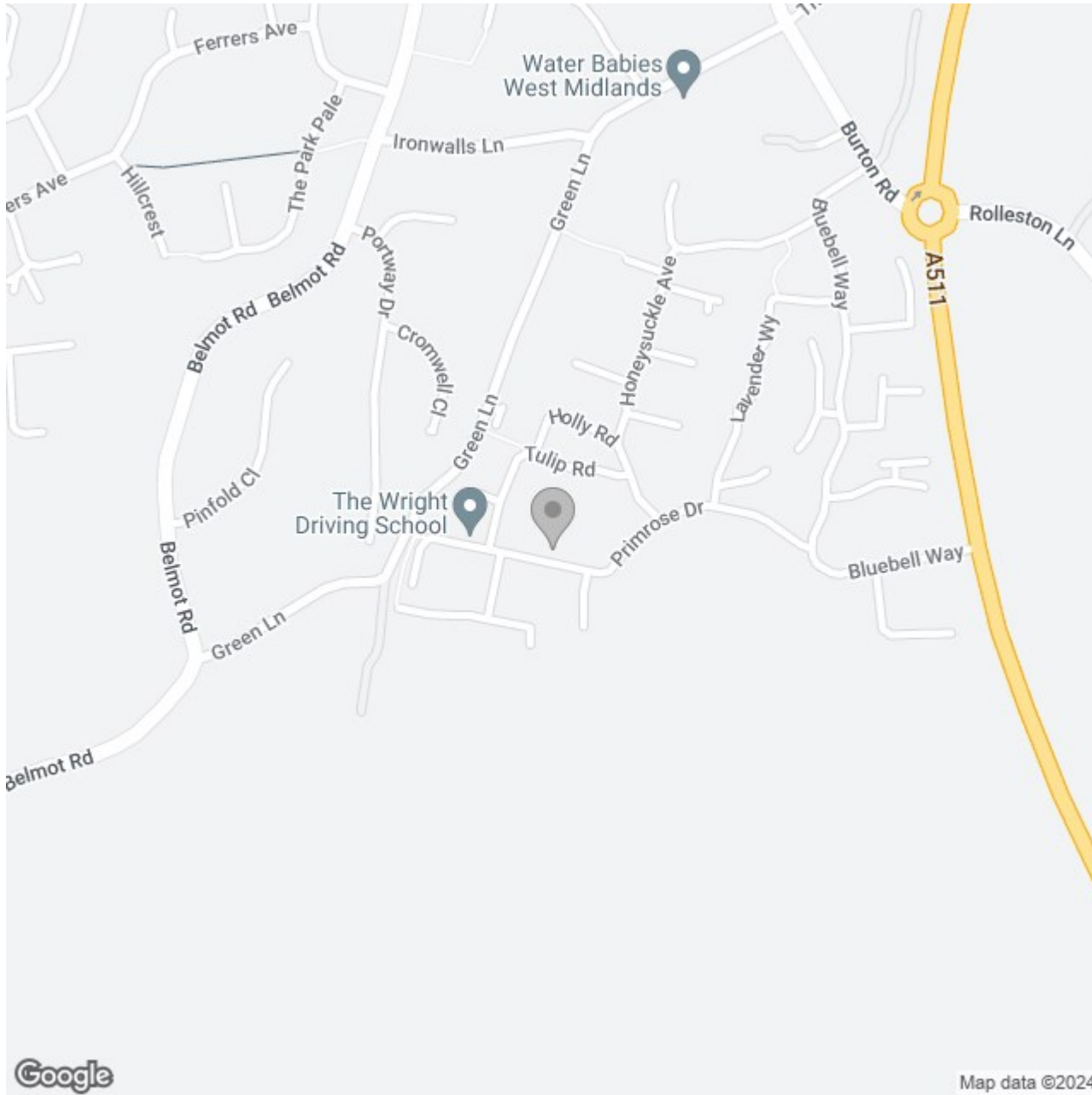
63.16 m<sup>2</sup>  
679.89 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</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	