





Immaculately Presented Two-Bedroom Detached Bungalow with Off-Street Parking, garage and Landscaped Garden, open planing living, two well proportioned bedrooms. Situated within the desirable village of Tutbury, having good access to a range of local amenities and transport links. Viewing is highly recommended strictly via appointment only.



Accommodation

Situated in a sought-after residential location, this beautifully maintained two-bedroom detached bungalow offers a stylish and modern living space with well-landscaped outdoor areas and ample off-street parking. The property has been tastefully updated throughout, creating a move-in-ready home that blends contemporary comforts with practical design.

Upon entering, the accommodation leads into an entrance hallway having built in storage which provides access to open-plan lounge, dining, and kitchen area and two well proportioned bedrooms and a family bathroom. The lounge is beautifully presented with neutral décor, modern lighting, and large French doors that open onto the rear garden, allowing natural light to flood the space. The adjoining dining area comfortably accommodates a table and chairs, making it perfect for entertaining.

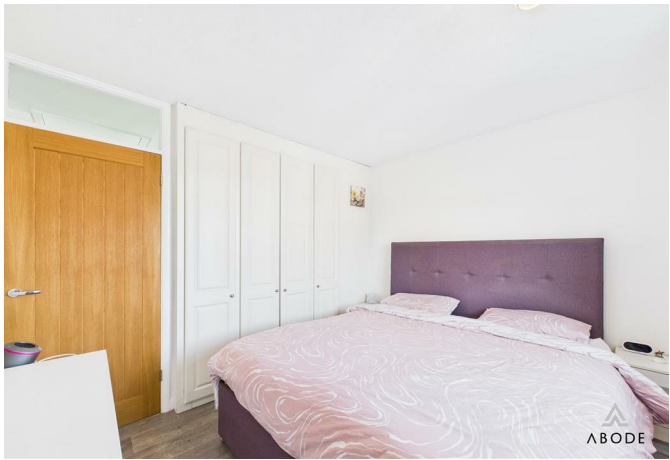
The contemporary kitchen is fitted with sleek handleless units, stylish work surfaces, and integrated appliances, including a built-in oven and microwave, and a modern sink with a mixer tap. A window overlooking the side elevation brings in additional natural light, enhancing the kitchen's airy feel.

The property comprises two well-sized bedrooms, both featuring built-in wardrobes. The modern bathroom is well-appointed with a three-piece suite, including a bath with a shower over, a wash-hand basin, and a low-level WC, complemented by full tiling.



Externally, the property boasts a generous driveway offering off-street parking and leading to a detached garage, providing further storage or workspace options. The rear garden has been thoughtfully landscaped for low maintenance, featuring a blend of gravelled areas, decorative paving, and raised planters. A covered patio area extends the living space outdoors, offering the perfect spot for dining and relaxation, while a further seating area at the far end of the garden provides a peaceful retreat.

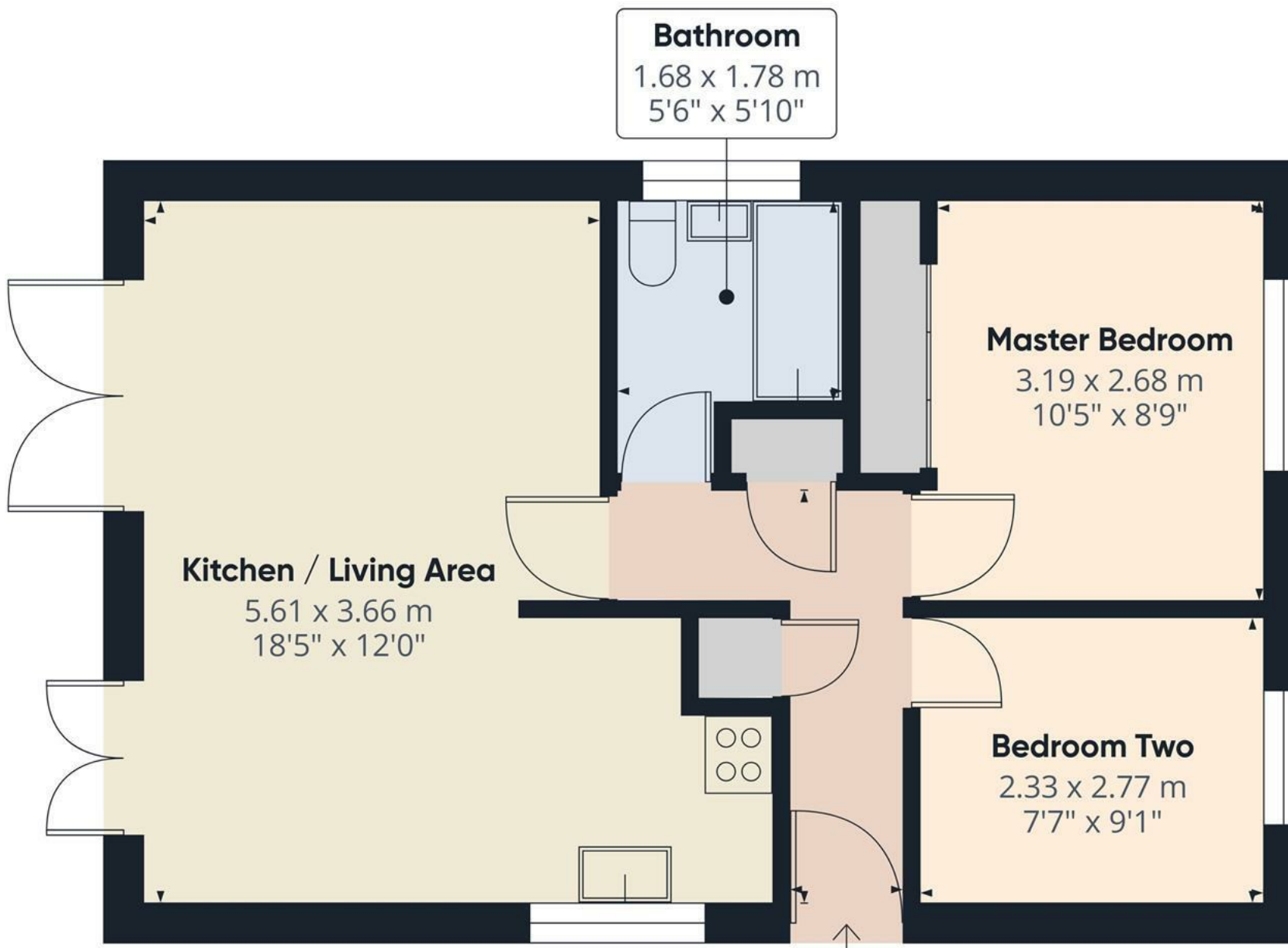












Approximate total area⁽¹⁾

47.94 m²

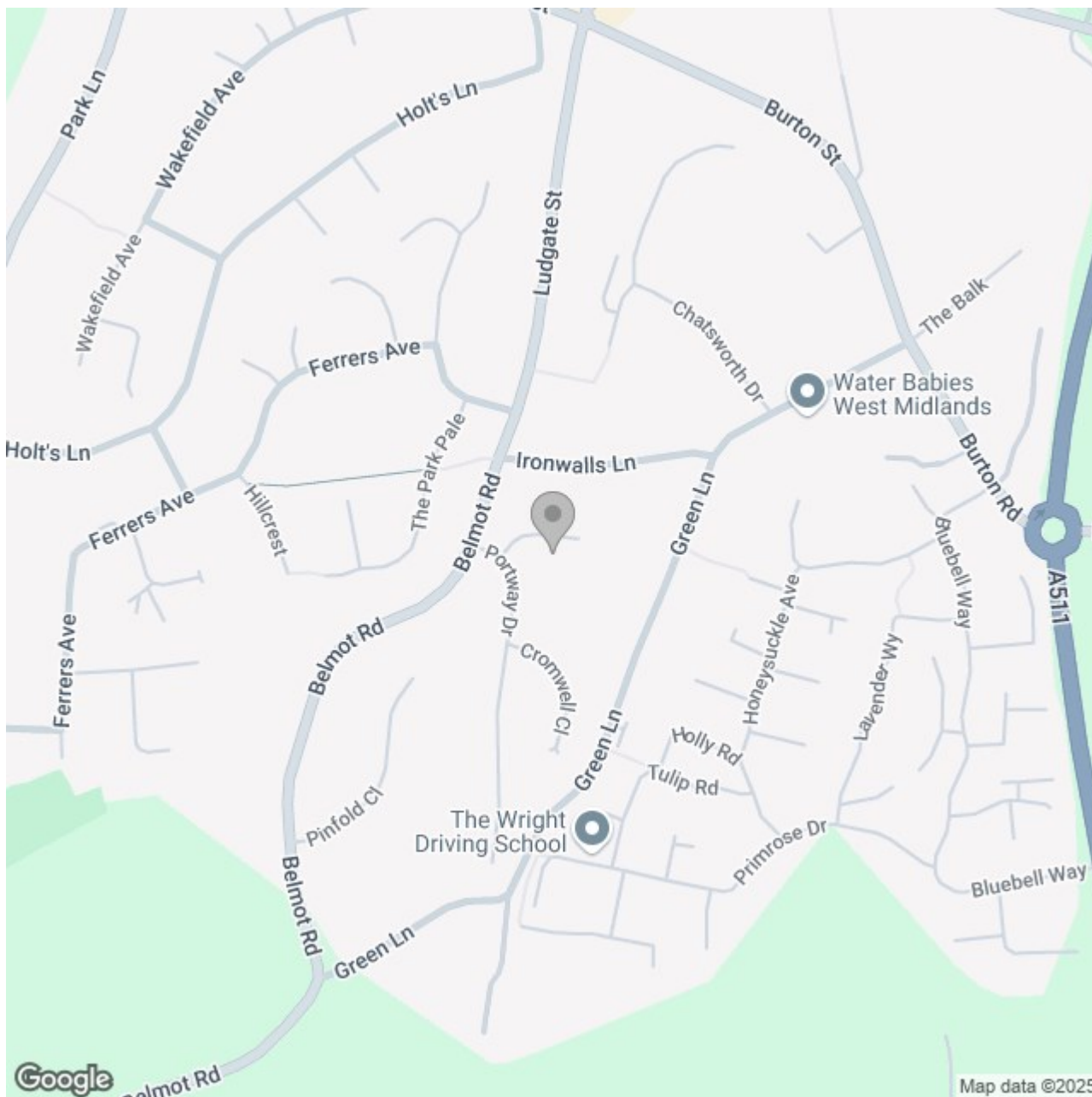
516.01 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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 