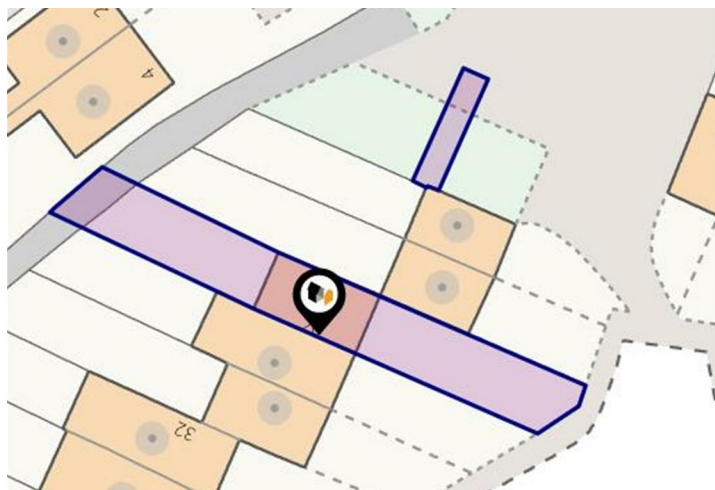








A beautifully presented two-bedroom property situated in the desirable village of Tutbury, Staffordshire, ideal for first-time buyers, investors, or those looking to downsize. Offering well-maintained and tastefully decorated interiors, this home features a welcoming lounge with direct garden access, a fitted kitchen, two comfortable bedrooms, and a modern family bathroom. Externally, there's an enclosed rear garden, perfect for entertaining or relaxing, along with a driveway and allocated parking. Early viewing is highly recommended.





## Accommodation

### Ground Floor

Entering through the front door, the entrance hallway provides access to the fitted kitchen and the spacious living room. The kitchen overlooks the front of the property and is appointed with a range of matching wall and base units, complemented by a roll-edge worktop, tiled splash backs, an integrated oven with gas hob and extractor hood, and space for a washing machine and fridge-freezer. To the rear, the bright living room offers ample space for furniture, featuring a contemporary fireplace and double-glazed windows flooding the room with natural light. A convenient door provides direct access to the rear garden, while stairs from this room lead to the first floor.

### First Floor

On the first floor, the landing provides access to two well-proportioned bedrooms and a family bathroom. The main bedroom is generously sized and positioned to the rear, benefitting from plenty of natural light and overlooking the garden. The second bedroom, located at the front, provides flexible space ideal for use as a guest room or home office. Completing this floor is a stylish family bathroom featuring a modern three-piece suite, including a bath with a shower over, wash-hand basin, low-level WC, and contemporary tiling.

### Outside

Externally, the property boasts a low-maintenance, enclosed rear garden that provides a private space ideal for outdoor dining, entertaining, or simply relaxing during warmer months. To the front, the



property benefits from a driveway providing parking, ensuring convenient off-street parking for residents and guests alike.

### Location

Positioned in the sought-after village of Tutbury, this property offers easy access to local amenities, including a variety of independent shops, eateries, and traditional pubs. Tutbury is well-known for its historic charm and the impressive Tutbury Castle, adding character and interest to the location. Excellent transport links connect the village to











nearby towns such as Burton-on-Trent and Derby, making this an attractive choice for commuters and families alike.



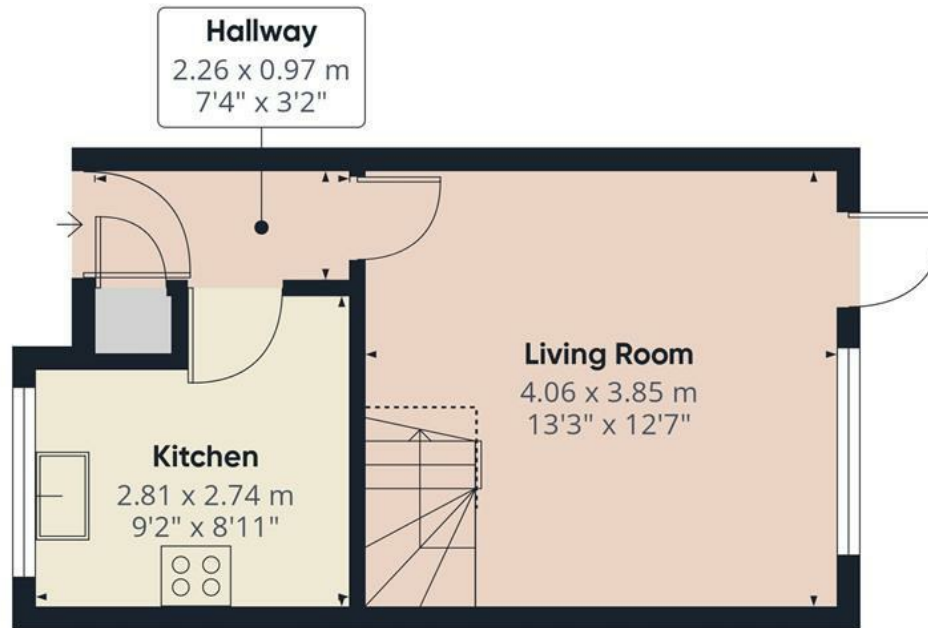












**Approximate total area<sup>(1)</sup>**

50.1 m<sup>2</sup>

539 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

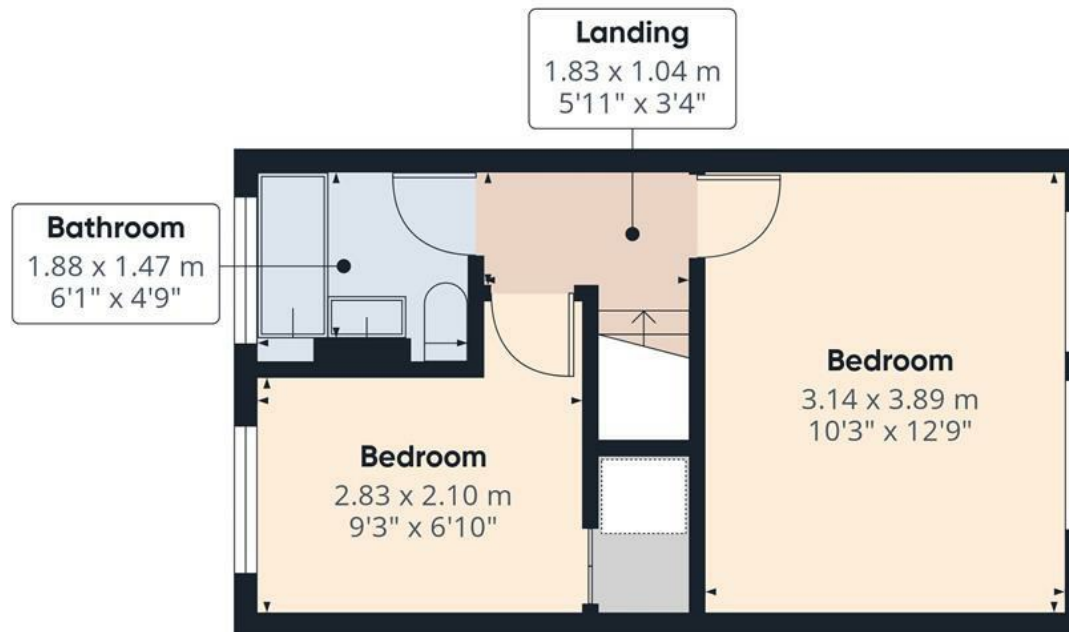
**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

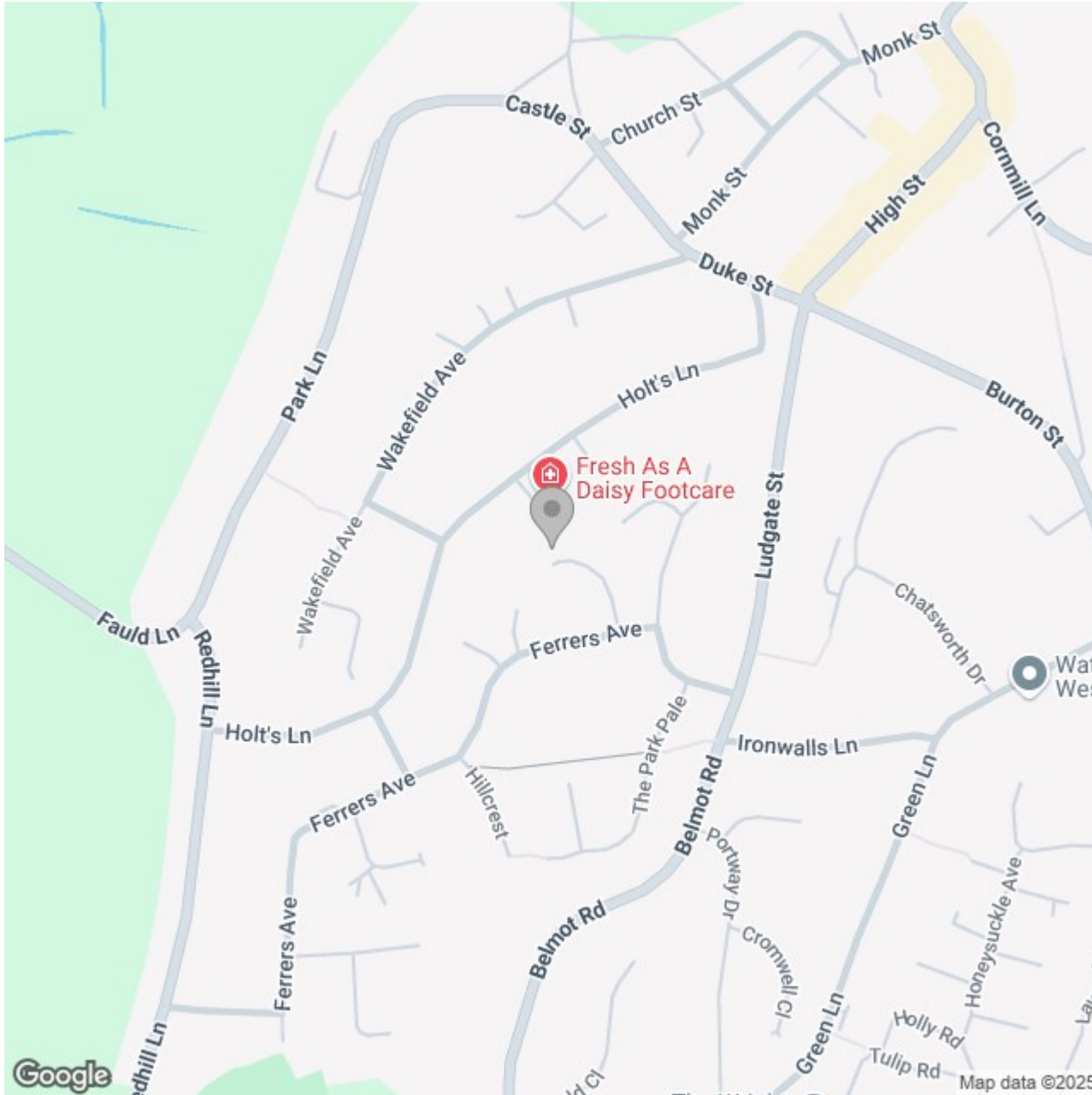
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**










## 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>                            | <b>71</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  |           |