

Tutbury Drive, Brizlincote Valley, DE15 9PA
Offers Over £500,000





Positioned on the edge of this modern and well regarded development, this impressive executive family home is a former Strata show home benefiting from a remaining builders warranty.

Since purchasing the property, the current owners have further enhanced the home with a range of thoughtful upgrades, including landscaped gardens and the installation of solar panels with battery, creating a property that is both stylish and energy efficient.

The accommodation is generously proportioned, immaculately presented throughout and must be viewed internally to be fully appreciated.



Accommodation

Ground Floor

The property is approached via a canopied entrance which opens into a striking galleried reception hallway, setting the tone for the space and quality found throughout the home. The hallway features contemporary tiled flooring, inset lighting, a useful under stairs storage cupboard and a staircase rising to the first floor. A guest cloakroom is positioned off the hallway and is fitted with a modern two-piece suite and heated towel rail.

To the front of the property is a spacious reception room with full-height triple glazed windows, creating a bright and welcoming space. This room features an illuminated media wall and quality flooring, making it ideal as a formal sitting room or snug.

The heart of the home is the impressive open-plan living, dining and kitchen space, designed for modern family living and entertaining. The living and dining area enjoys excellent natural light via triple glazed patio doors and additional rear windows, opening directly onto the garden. The kitchen is fitted with a comprehensive range of contemporary units with complementary work surfaces and a full suite of integrated appliances including double ovens, induction hob with extractor, wine fridge and dishwasher. Tiled flooring continues throughout this space, complemented by recessed ceiling lighting. A separate utility room is located just off the kitchen, providing additional storage, appliance space and direct side access.

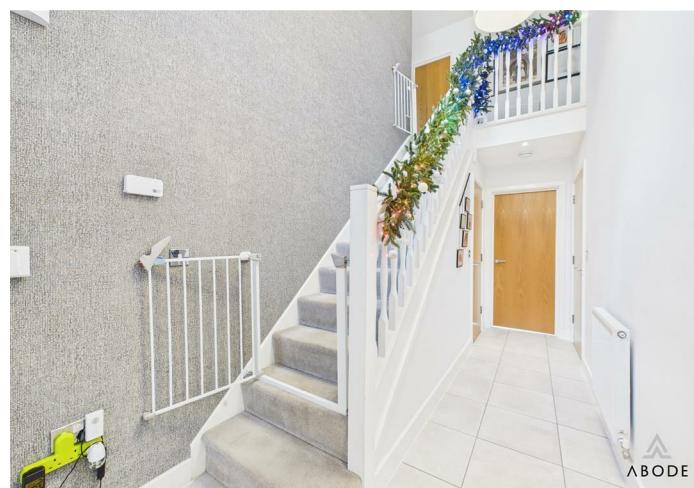


First Floor

The galleried landing is a particular feature of the home, enhanced by a large picture window which floods the space with natural light. From here, access is provided to five well-proportioned bedrooms and the family bathroom.

The principal bedroom is a generous and well-appointed suite featuring extensive fitted wardrobes, inset lighting and French doors opening onto a private decked balcony. An en-suite shower room completes the suite, fitted with a







large shower enclosure and contemporary sanitary ware.

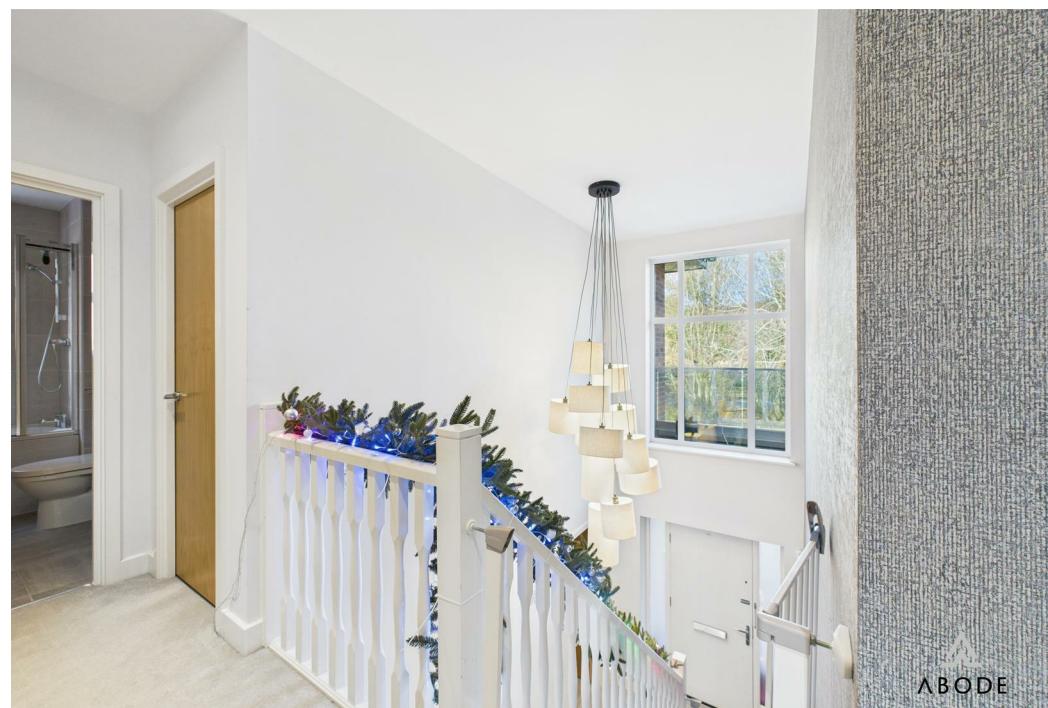
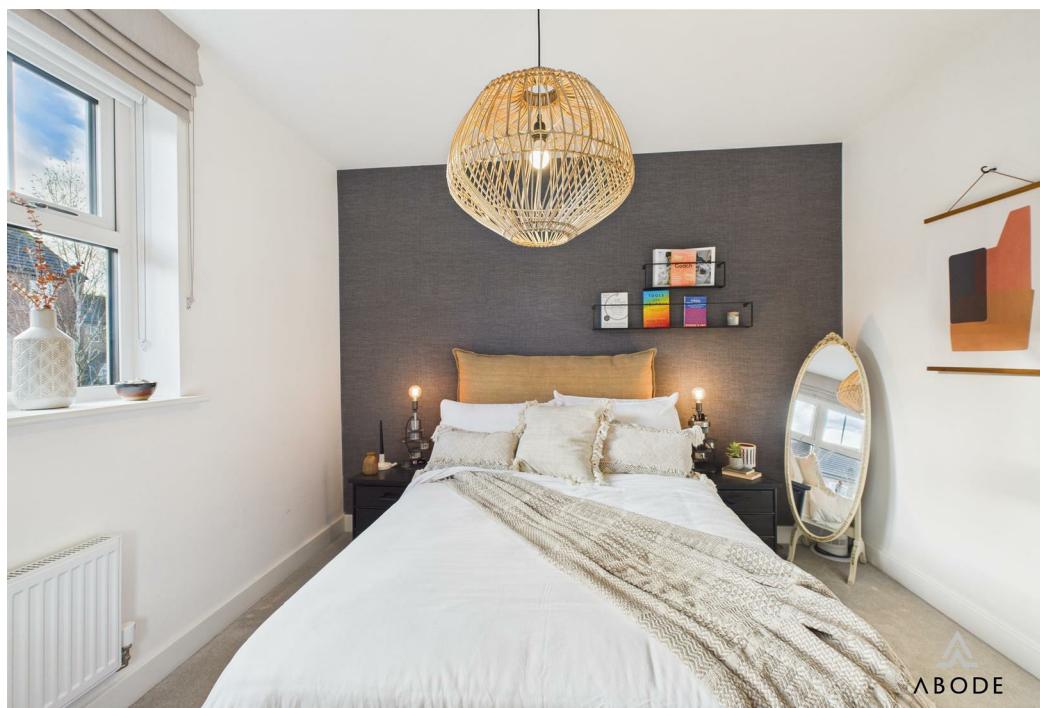
Bedroom two is another spacious double room with fitted wardrobes and its own en-suite shower room, making it ideal for guests or older children. Bedrooms three and four are both comfortable double rooms, while the fifth bedroom offers flexibility as a further bedroom, home office or nursery. The family bathroom is fitted with a modern suite comprising a bath with shower over, contemporary tiling, recessed lighting and extractor.

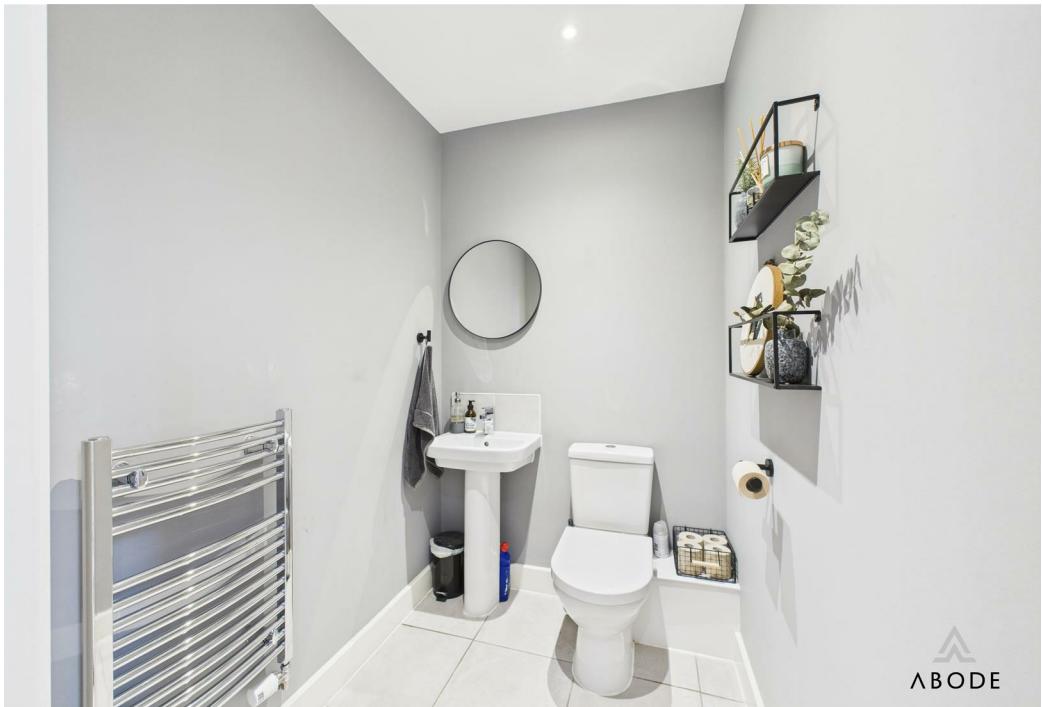
Outside

The property occupies a particularly generous plot. To the front, a wide block-paved driveway provides ample off-street parking, complemented by an additional tarmac area offering further parking options. The rear garden has been thoughtfully landscaped and features a large ceramic paved patio, ideal for outdoor seating and entertaining, which leads onto a well-maintained and secure lawned garden.













Approximate total area⁽¹⁾

193.9 m²

2090 ft²

Balconies and terraces

6.5 m²

70 ft²

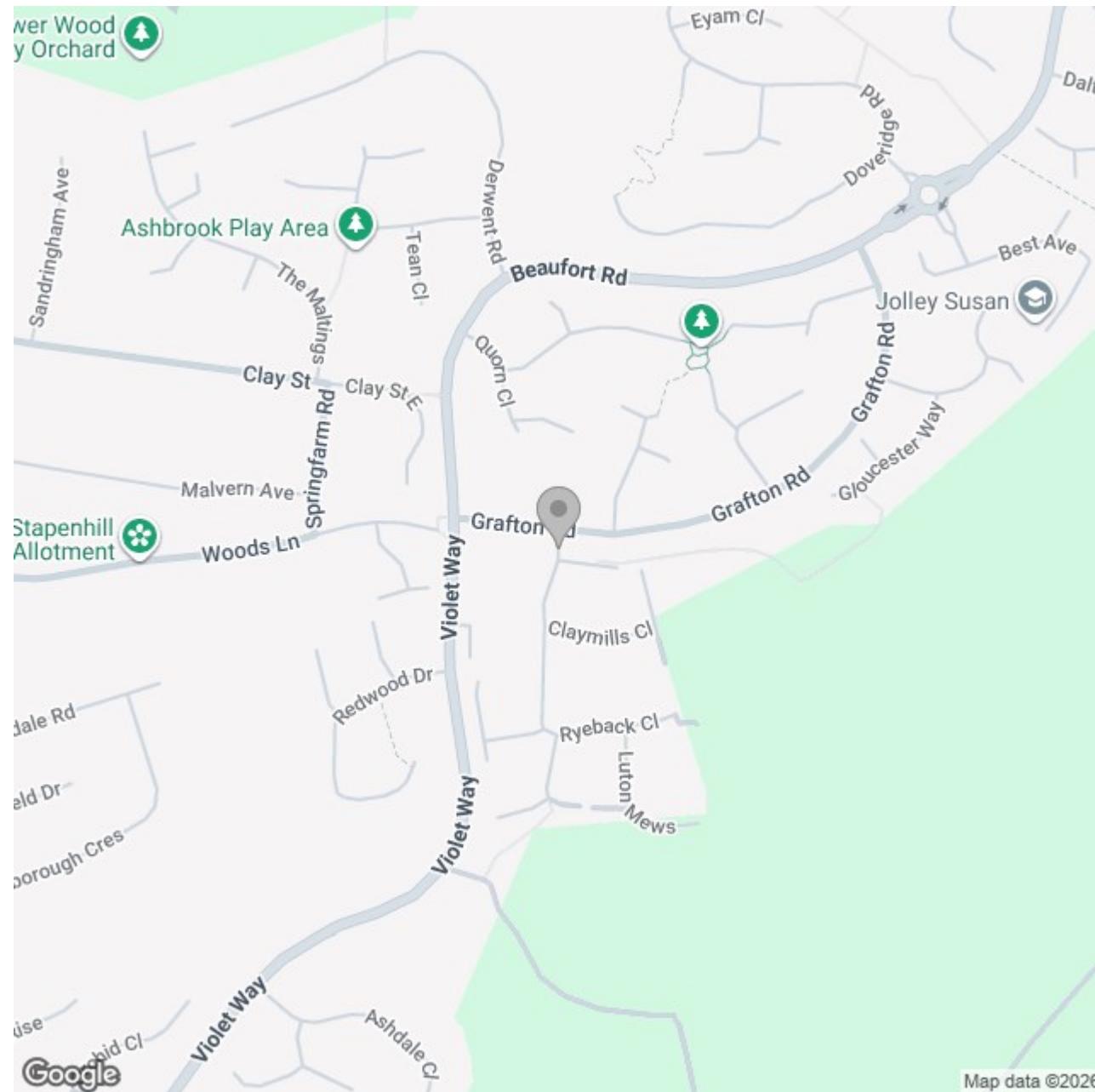


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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