







A beautifully presented and thoughtfully extended four-bedroom detached residence, situated within an exclusive gated development in the heart of Tutbury. Offering generous and versatile accommodation finished to an excellent standard throughout, the property benefits from a spacious open-plan kitchen/living space, reception room, four well-proportioned bedrooms including a principal suite with en-suite, and a detached double garage with ample off-street parking. Externally, the home enjoys hard-landscaped gardens and a private setting within this highly regarded development.





## Accommodation

### Ground Floor

The accommodation is entered via a welcoming reception hallway, providing access to a guest cloakroom, useful under stairs storage, and stairs rising to the first floor. The main living room offers a comfortable and well-proportioned space, featuring a focal fireplace and views over the rear garden, ideal for everyday living or entertaining.

A particular highlight of the home is the impressive open-plan kitchen/living area, which has been extended to create a contemporary and sociable space. The kitchen is fitted with a comprehensive range of modern units and integrated appliances, complemented by generous worktop space and a central island. This area flows seamlessly into a sitting area with bi-fold doors opening directly onto the rear garden, allowing for excellent natural light and indoor-outdoor living. A separate utility room provides additional practicality and storage.

### First Floor

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further bedrooms provide flexible accommodation suitable for family use, guests, or home working.

The family bathroom is fitted with a contemporary suite, including a freestanding bath with shower over, wash hand basin and WC, finished with modern



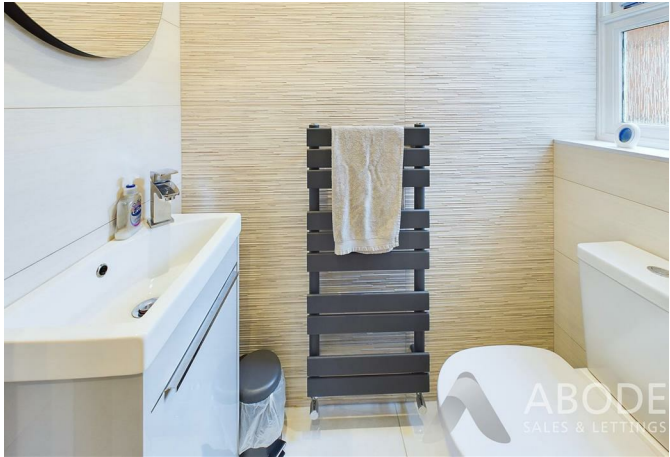
tiling.

### Outside

The property is approached via a secure gated entrance leading to a generous driveway, providing ample off-street parking and access to a detached double garage. The rear garden has been hard landscaped for ease of maintenance and offers a private outdoor space ideal for entertaining, dining and relaxation.











## Location

Little Bridge is a sought-after and exclusive gated development located within the heart of Tutbury, a historic and highly regarded village. Tutbury offers a range of local amenities including shops, public houses, cafés and schooling, while also providing excellent access to Burton upon Trent, the A38 and A50, making it ideal for commuters. The surrounding countryside and riverside walks further enhance the appeal of this desirable location.





















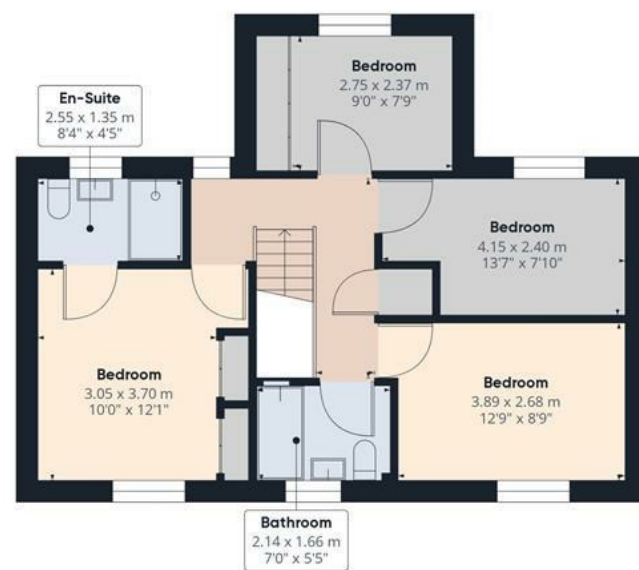


Floor 0

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

128.18 m<sup>2</sup>

1379.72 ft<sup>2</sup>



Floor 1

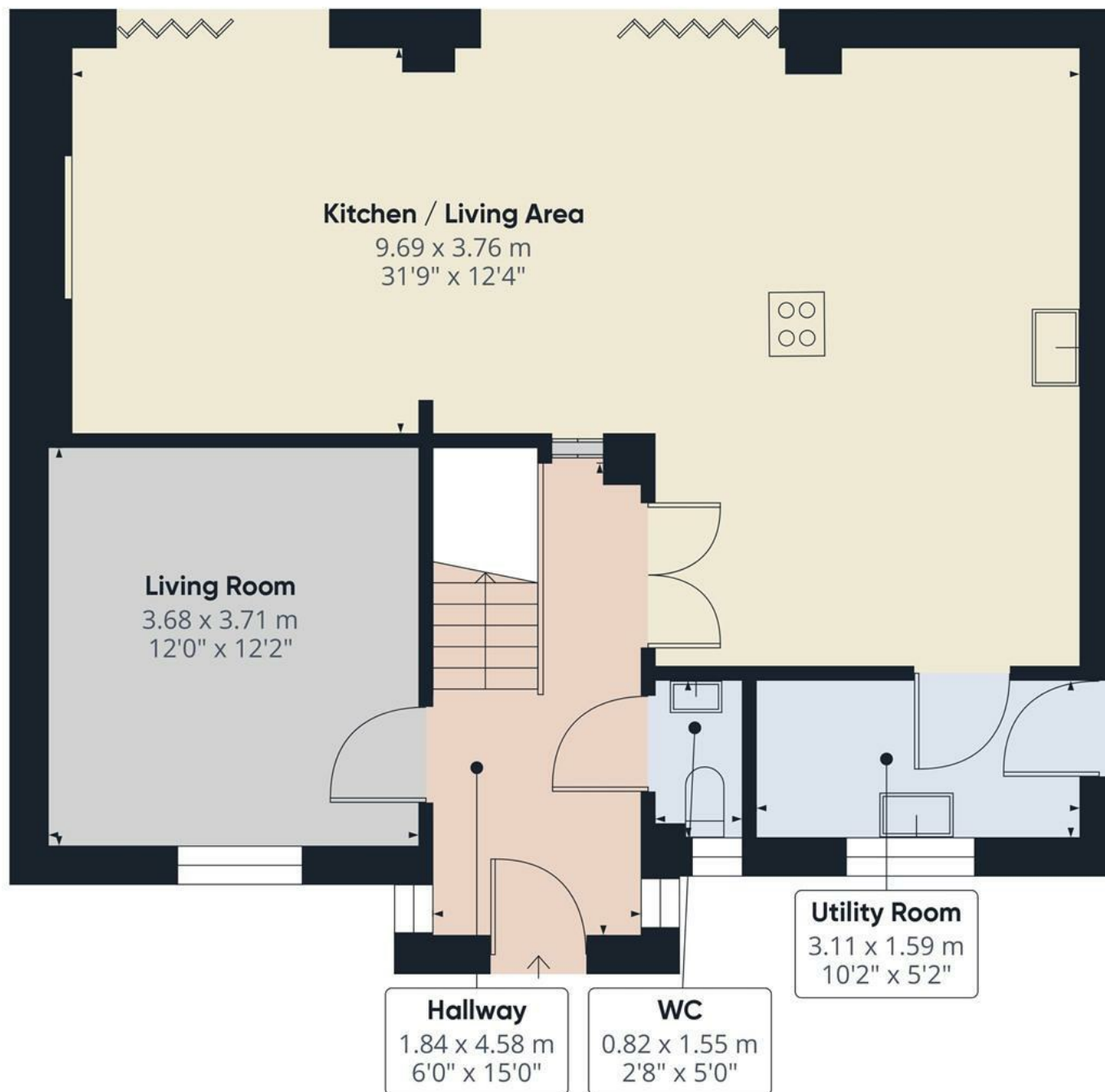
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Floor 0

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

73.38 m<sup>2</sup>

789.86 ft<sup>2</sup>

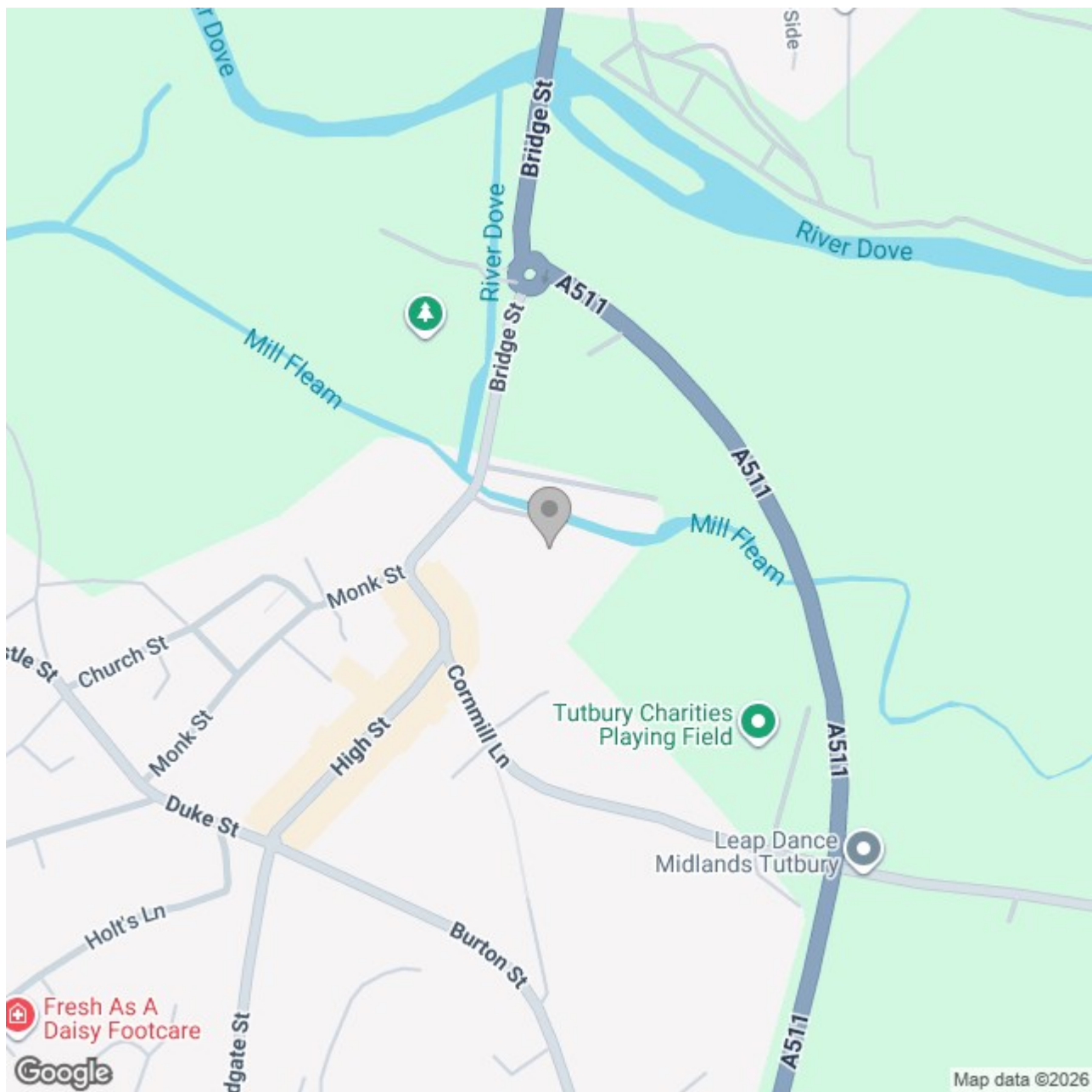
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</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 