



Tudor Gardens, Tutbury, Burton-on-Trent



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£565,000

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Key Features

- Stunning Contemporary Home
- Select Gated Development
- Five Lovely Size Bedrooms
- Detached Double Garage
- Fabulous Open Plan Layout
- High Quality Specification
- EPC rating B
- Freehold





Introducing Tudor Gardens, a truly stunning five bedroom detached family home nestled within the charming village of Tutbury. Situated within a gated and exclusive development, this individual modern property boasts a unique design and impeccable attention to detail.

Upon entering, you are greeted by under floor heating to the ground floor & Karndean flooring throughout, and a cosy log burner in the spacious living area. The fully fitted open plan kitchen is complete with integrated appliances, is perfect for culinary enthusiasts and has large living & dining areas off together with guest cloaks & utility. Additionally, the property features a detached garage and a fully landscaped garden, ideal for outdoor entertaining or relaxing in the sunshine.

The property offers ample parking with a driveway to the front and double detached garage to the rear also provides further parking, providing convenience for residents and guests alike. The excellent condition of this home is evident in every aspect, from the immaculate interior to the beautifully maintained exterior.

Don't miss the opportunity to view this exceptional property in person. Contact us today to arrange a viewing and experience the charm and beauty of Tudor Gardens for yourself.

Impressive Entrance Hall 4.88m x 3.48m (16'0" x 11'5")

with full height two storey feature tinted double glazed windows to the front & oversize entrance door, stunning staircase rising to first & second floors with gallery over, feature spot lights, built in shelving, high quality fitted Karndean flooring with under floor heating



Main Reception Room 4.21m x 5.60m (13'10" x 18'5")
with Upvc double glazed window to the front with integrated shutters, Karndene flooring with under floor heating, fitted modern style log burner surmounted upon black granite hearth

Fabulous Open Plan Living Dining Kitchen 10.24m x 4.96m (33'7" x 16'4")

Featuring Kitchen 6.33m x 2.77m (20'10" x 9'1")
with a wonderful array of fitted light grey high gloss base & eye level units with complimentary solid light grey/white working surfaces over, integrated appliances by Bosch including double oven, five ring gas hob with black glass extractor canopy over, microwave & dishwasher, 1.5 bowl dink & draining unit with mixer taps over, Upvc double glazed windows to the front & side, low intensity spot lights to ceiling, fitted under floor heating to Karndean flooring

Living Dining Area 3.99m x 4.40m (13'1" x 14'5")
with Upvc double glazed bi-fold door to the rear & further double glazed units to either side, low intensity spot lights, high quality fitted Karndean flooring with under floor heating

Inner Lobby
with fitted Karndean flooring with under floor heating

Utility 2.19m x 2.08m (7'2" x 6'10")
with a fitted light grey high gloss base & eye level units with complimentary light grey/white working surfaces with inset stainless steel sink & drainer, fitted full height cupboard housing Worcester condensing central heating boiler, digital timer, fitted Karndean flooring with under floor heating, fitted extractor vent, low intensity spot lights to ceiling & composite door to rear garden

Guest Cloaks
with low level twin flush push button w.c, vanity wash hand basin with cupboard under, obscure Upvc double glazed window to rear, low intensity spot lights to ceiling, fitted extractor vent, with fitted Karndean flooring with under floor heating



On the first floor

Impressive Galleried Landing

with fabulous open aspect to the front, one central heating radiator, fitted smoke alarm & full height store housing pressurised hot water cylinder

Master Bedroom 4.40m x 3.82m (14'5" x 12'6")

with Upvc double glazed French doors to Juliet balcony, one central heating radiator, large walk in wardrobe with extensive a good range of fitted units providing both hanging & shelving

Large En-suite Shower Room 1.60m x 2.84m (5'2" x 9'4")

with high quality suite comprising, over size wash hand basin with drawers under together with oversized shower with glass & chrome folding doors and drench shower. Low level twin flush w.c, fitted slate effect Karndean flooring, half tiling compliment to three walls and full tiling to shower area, obscure Upvc double glazed window to side, fitted extractor fan, heated chrome towel radiator

Front Bedroom Two 4.28m x 3.38m (14'0" x 11'1")

with Upvc double glazed window to the front with integrated shutters, one central heating radiator

Bedroom Three 2.83m x 4.58m (9'4" x 15'0")

with Upvc double glazed window to the front with integrated shutters, one central heating radiator



Family Bathroom 0.00m x 0.00m (0'0" x 0'0")

with quality four piece suite comprising, oversize bath & shower together with vanity wash hand basin with drawers under and low level w.c, obscure Upvc double glazed window to rear, extensive tiling to wall & shower area, heated chrome ladder towel radiator

On The Second Floor

Landing

Bedroom Four 3.70m x 4.50m (12'1" x 14'10")

with Upvc double glazed window to the front and double glazed Fakro roof light, one central heating radiator

Bedroom Five 3.00m x 4.70m (9'10" x 15'5")

with Upvc double glazed window to the front and double glazed Fakro roof light, one central heating radiator, eaves storage access

En-Suite

with oversize shower enclosure together with vanity wash hand basin with drawers under, low level twin flush push button w.c, Travertine tiling to walls, fitted extractor vent, low intensity spot lights to ceiling and heated chrome ladder towel radiator

Outside

A tarmacadam driveway to the front provided good parking facilities, a further access via communal electric gates leads to a further parking area and detached double garage. The walled rear garden features an enclosed Astro turfed lawn and patio area ideal for seating and entertaining and offering great privacy.

Detached Double Garage

with twin electric remote controlled doors, electric light & power together with side courtesy door.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

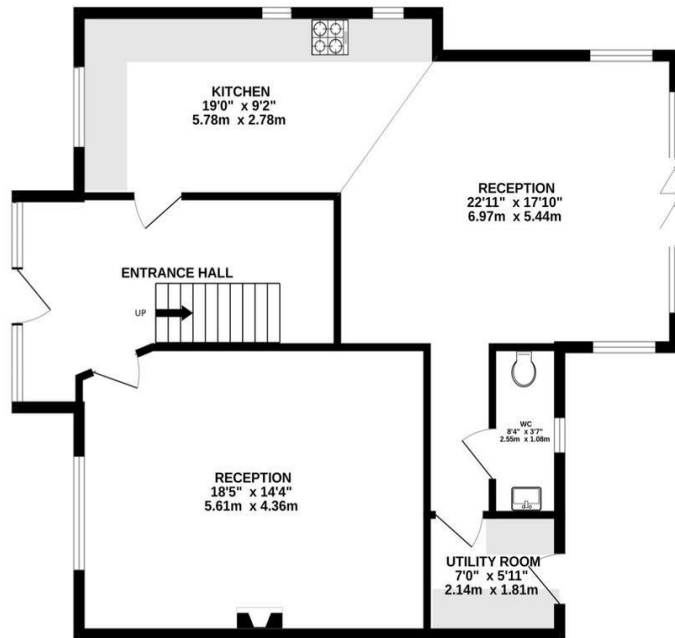
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

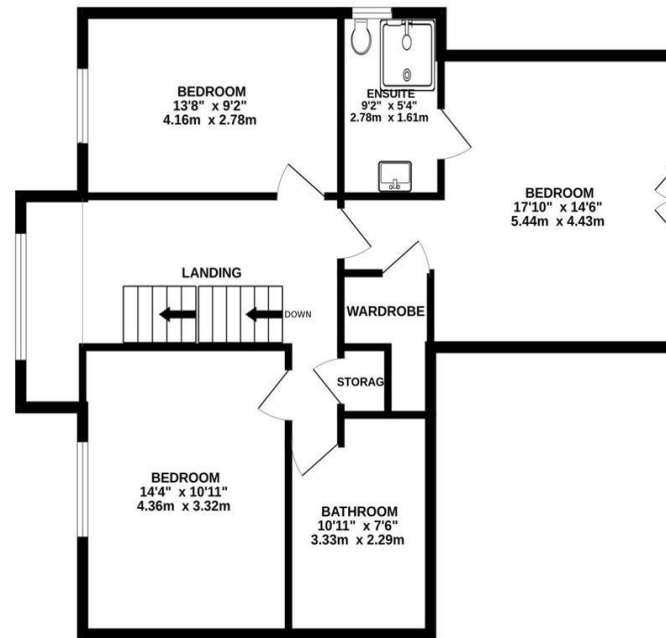
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



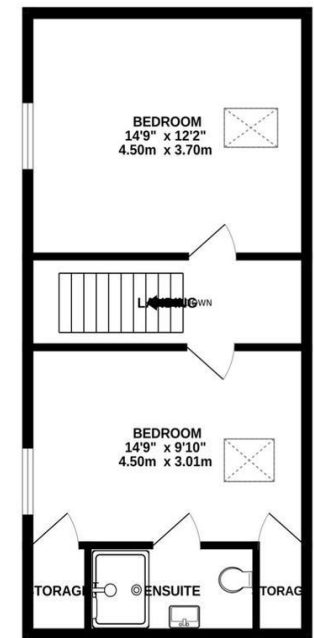
GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.

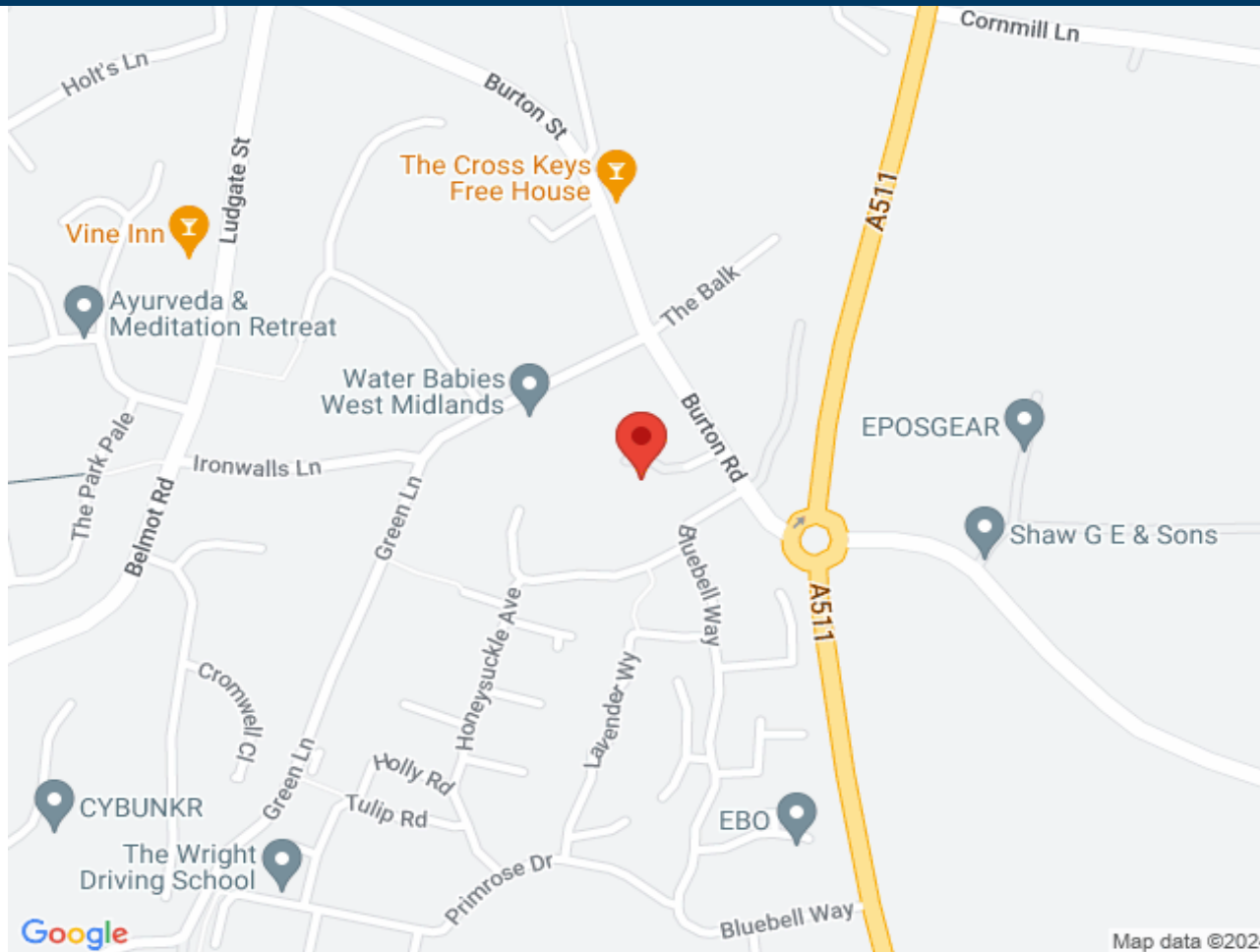


2ND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

