



Tulip Road, Tutbury, Burton-on-Trent





£320,000



## Key Features

- Well Presented Detached Home
- Good Sized Garden Plot
- Popular Fringe Of Village Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Viewing A Must To Appreciate
- EPC rating B
- Freehold





Situated on the fringe of Tutbury this modern spacious three bedroomed detached home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall, guest cloak room, fabulous open plan dining kitchen, good sized sitting room and on the first floor a landing leads to three bedrooms, en-suite shower room to master bedroom and family bathroom. Outside to the side is a driveway providing ample parking and leading to a garage and to the rear is a pleasant enclosed lawned garden.

### Accommodation In Detail

#### Open Canopied Entrance

having Upvc composite double glazed entrance door leading to:

#### Entrance Hall

having dog legged staircase rising to first floor, useful understairs storage cupboard, one central heating radiator, fitted smoke alarm, Hive thermostatic control and useful full height cupboard housing fitted Vaillant gas fired central heating boiler.

#### Guest Cloak Room

having low level wc, pedestal wash basin, one central heating radiator, obscure Upvc double glazed window to side elevation and low intensity spotlights to ceiling.

#### L-Shaped Dining Kitchen

having a good range of cream and grey base and wall mounted units with solid cream/grey granite working surfaces, enamel sink and draining unit with swan neck mixer tap, AEG double oven with matching four ring gas hob and extractor over, Upvc double glazed windows to front and side elevations, low intensity spotlights to ceiling and integrated dishwasher and fridge/freezer.

#### Impressive Reception Room 5.95m x 3.13m (19'6" x 10'4")

having two central heating radiators, Upvc double glazed window to rear elevation and Upvc double glazed French doors opening out to the rear garden.

#### On The First Floor

#### Half Landing

having Upvc double glazed window to side elevation.

#### Landing

having access to loft space and large full height storage cupboard.

#### Master Bedroom 2.86m x 4.8m (9'5" x 15'8")

having Upvc double glazed windows front elevation, one central heating radiator, Hive thermostat control and range of modern sliding triple wardrobes.

#### En-Suite Shower Room

having three piece Rocca suite comprising over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, half tiling complement to one wall and full tiling around shower, low intensity spotlights to ceiling, heated chrome ladder towel radiator and fitted extractor.

#### Bedroom Two 3.7m x 2.56m (12'1" x 8'5")

having Upvc double glazed window to rear elevation and one central heating radiator.

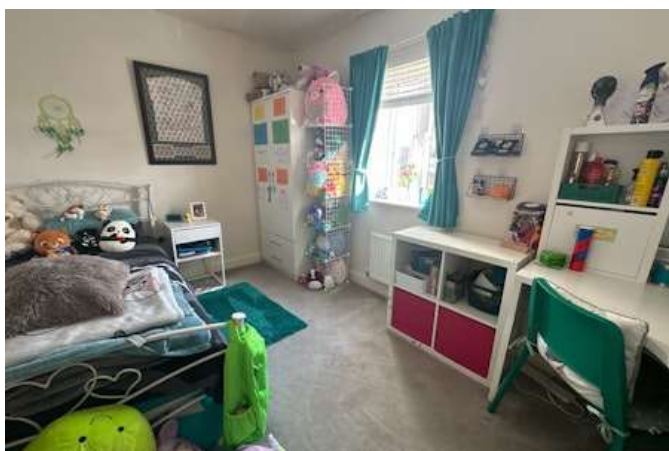
#### Bedroom Three 3.18m x 2.17m (10'5" x 7'1")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### Bathroom

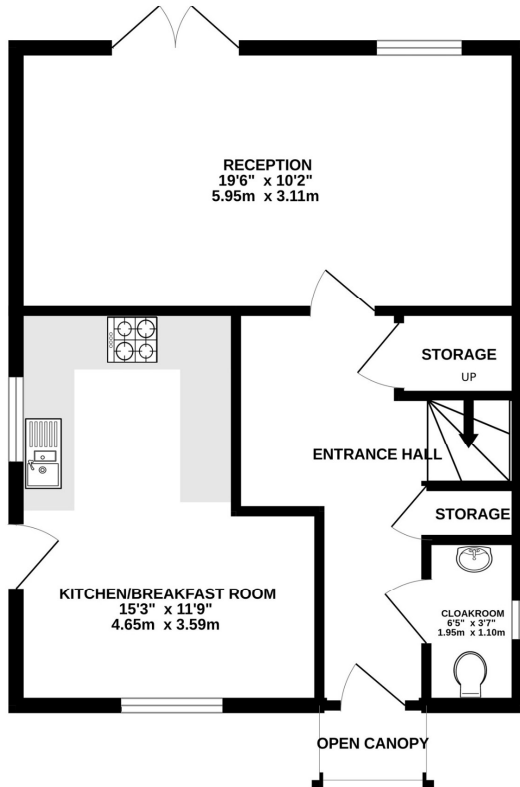
having three piece modern suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level wc, heated chrome ladder towel radiator, half tiling complement to two walls and full tiling around bath area, obscure Upvc double glazed window to side elevation, fitted extractor vent and low intensity spotlights to ceiling.

#### Outside

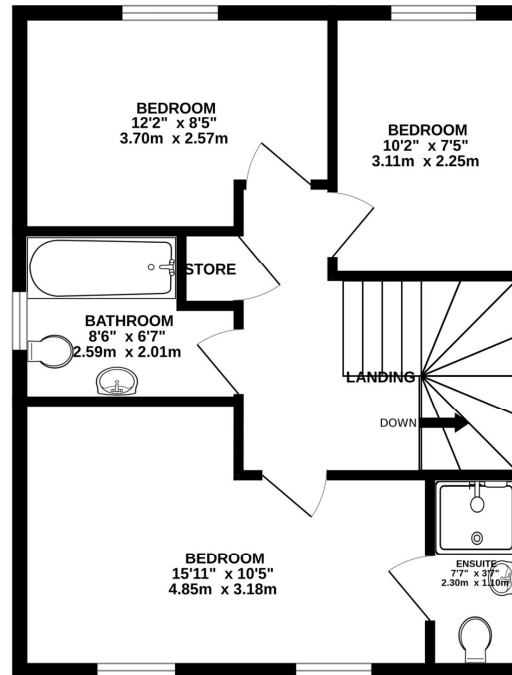




GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



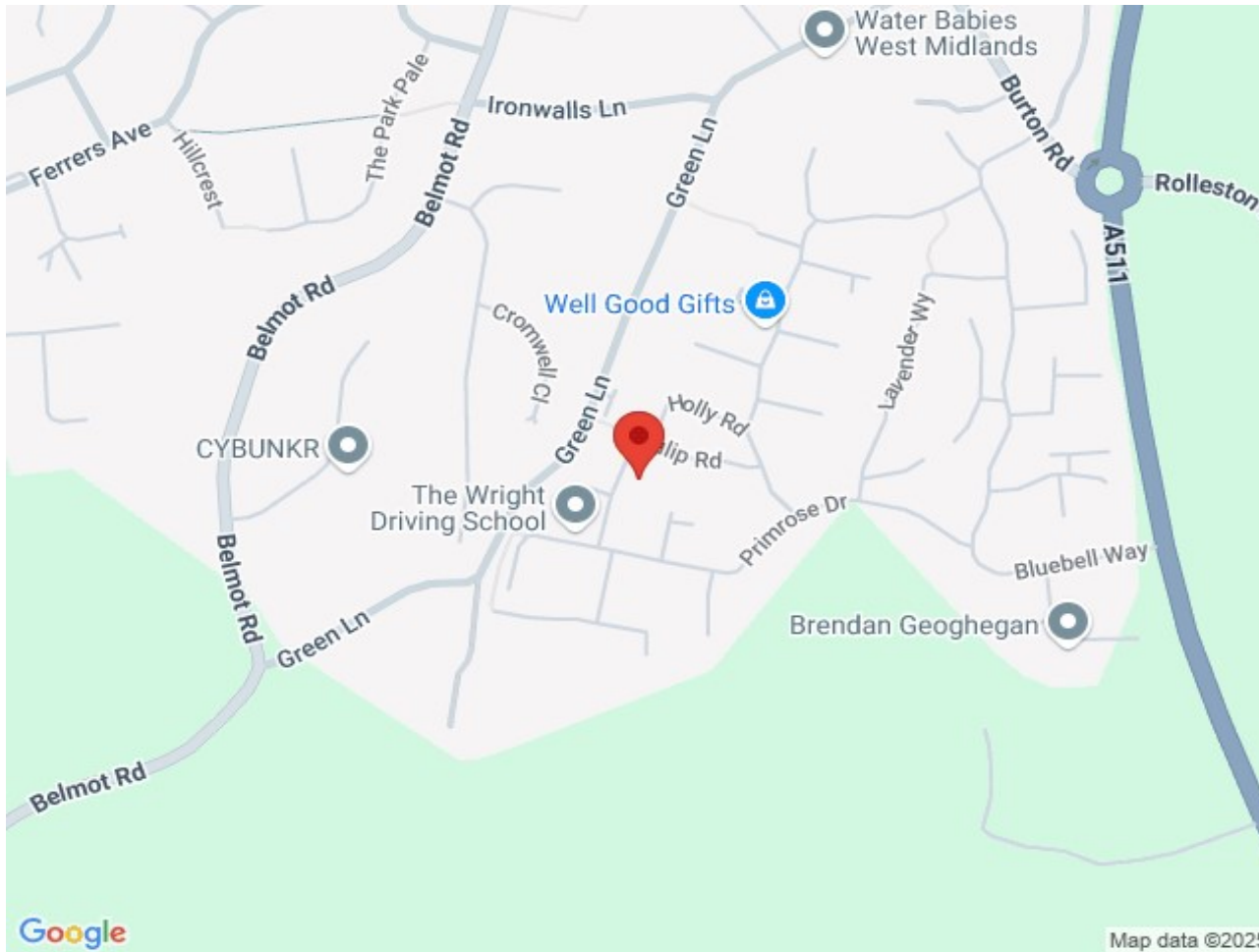
1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		