

Brook House Little Bridge, DE13 9LW

£2,200 PCM







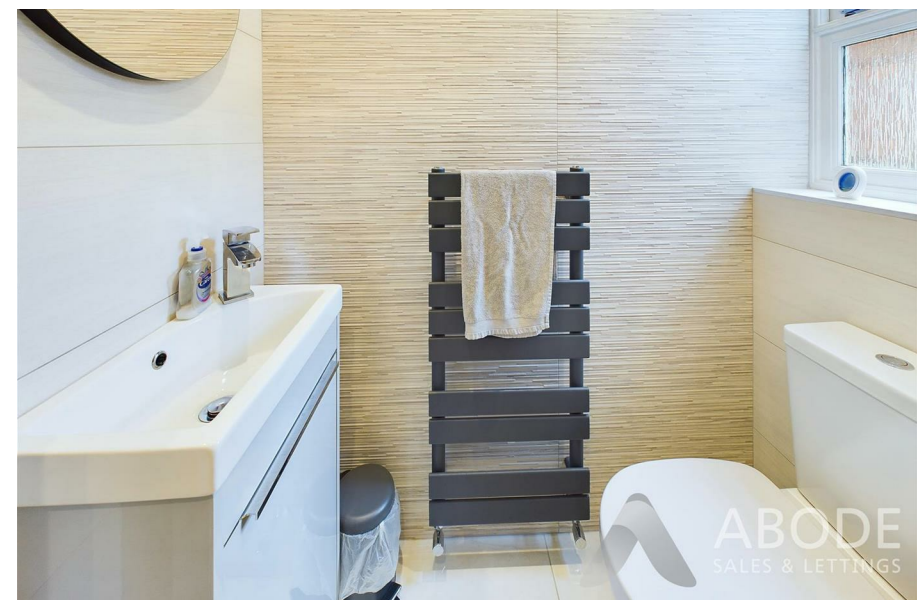


ABODE Lettings are excited to offer for the first time this impeccably presented four-bedroom detached house features a double garage and a spacious driveway, located within an exclusive gated development in the heart of Tutbury village.

The property is finished to an exceptional standard, with picturesque views of the stream from the front. Brook House offers a generous entrance hallway, a guest WC, and understairs storage. The expansive lounge, complete with a feature fireplace, opens onto the rear garden. Additional spaces include a separate dining room, a fitted breakfast kitchen with a new oven, a utility room, a master bedroom with fitted wardrobes and an en-suite shower room, a family bathroom with a freestanding bath and overhead shower, three more double bedrooms, a private rear garden, a front garden, a large driveway, and a double garage.

Call ABODE Lettings to arrange your viewing!









# Floor Plans



Approximate total area<sup>®</sup>  
 128.18 m<sup>2</sup>  
 1379.72 ft<sup>2</sup>

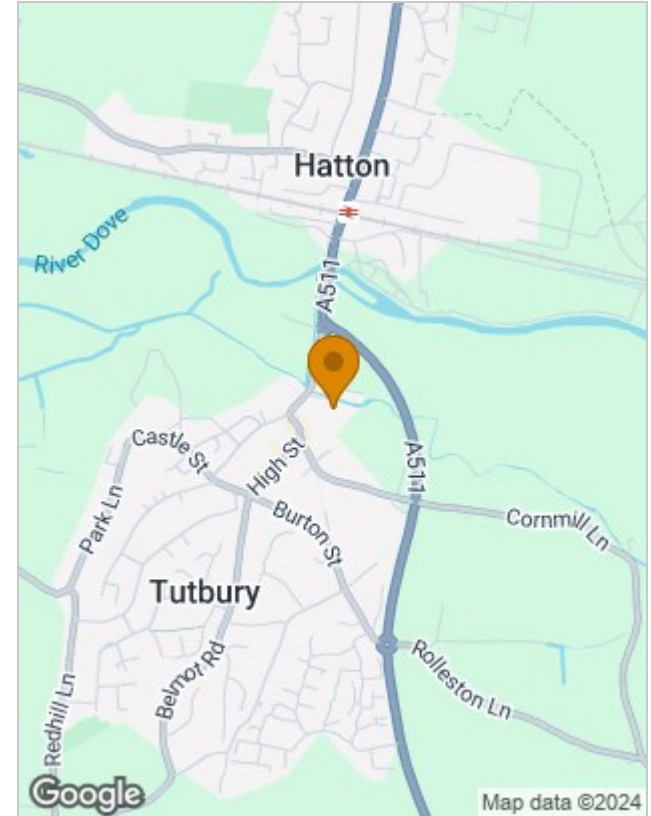
(1) Excluding balconies and terraces

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

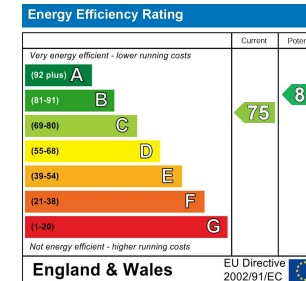
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Location Map



# Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.