





A substantial and beautifully extended six-bedroom detached home offering exceptional space, versatility and quality across three floors. The property provides multiple reception rooms, an impressive open-plan family living zone, a superb garden room with bi-fold doors, six well-proportioned bedrooms including a luxurious top-floor principal suite, and four bathrooms (three en-suites plus a main family bathroom). With a tandem double garage and extensive, flexible accommodation, it's an ideal home for larger families or anyone needing generous living and working space.



Accommodation

Ground Floor

A wide, welcoming entrance hallway sets the tone, with stairs rising to the first floor and doors leading off to the principal reception rooms.

To the right of the hallway is the large living room, an excellent main reception space with a wide front window and ample room for various seating arrangements. A door at the rear of this room gives direct access into the back of the utility, making it a very practical everyday living area.

To the left of the hallway is the sitting room, centred around an attractive feature fireplace. This room is ideal for more formal entertaining or relaxed evenings and benefits from glazed double doors opening into the dining room, allowing the two spaces to be used either separately or as one large entertaining area.

The dining room sits between the sitting room and the garden room, providing plenty of space for a family-sized dining table. An open walkway leads through into the garden room, a standout feature of the home with its vaulted ceiling, skylights and bi-fold doors opening straight onto the rear patio. This creates a superb indoor-outdoor entertaining space and a lovely place to sit and enjoy the garden.

The kitchen is fitted with a comprehensive range of units and granite preparation surfaces, with integrated appliances and good storage. It flows through into the extended kitchen diner across the

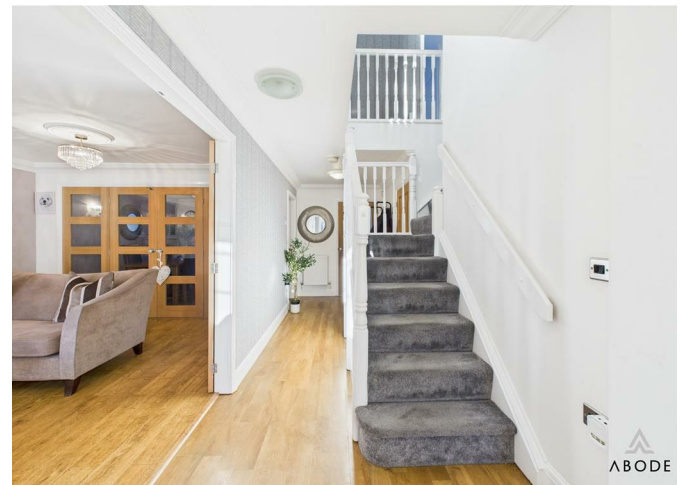


rear of the property, offering further space for informal dining or seating and enjoying views over the garden.

Off the kitchen area is a utility room, providing additional worktop space, storage and appliance housing, along with access through to the living room and outside. A separate WC/cloaks is accessed from the inner hallway and completes the ground floor accommodation.

First Floor







The first-floor landing gives access to five well-proportioned bedrooms, three of which benefit from fitted wardrobes.

Two of these bedrooms enjoy their own en-suite shower rooms, each fitted with contemporary sanitaryware, glazed shower enclosures and modern tiling. The remaining bedrooms are served by the main family bathroom, which is fitted with a bath, wash-hand basin set into vanity storage and WC, along with a heated towel rail. This floor offers excellent flexibility for family members, guests, dressing rooms or home offices.

Second Floor – Principal Suite

The entire top floor is dedicated to an impressive principal suite, providing a private and peaceful retreat. The main bedroom area is generously proportioned, with Velux windows and ample room for larger bedroom furniture.

A spacious dressing area adjoins the bedroom, complete with built-in storage and space for further wardrobes or dressing furniture. The suite is completed by a stylish en-suite shower room, appointed with a large glass shower enclosure, modern tiling, wash basin with storage and WC.

Outside

The rear garden offers an attractive and manageable outdoor space, with a lawn bordered by established planting and a generous patio running along the rear of the property. The bi-fold doors from the garden room open directly onto this patio, making it ideal for

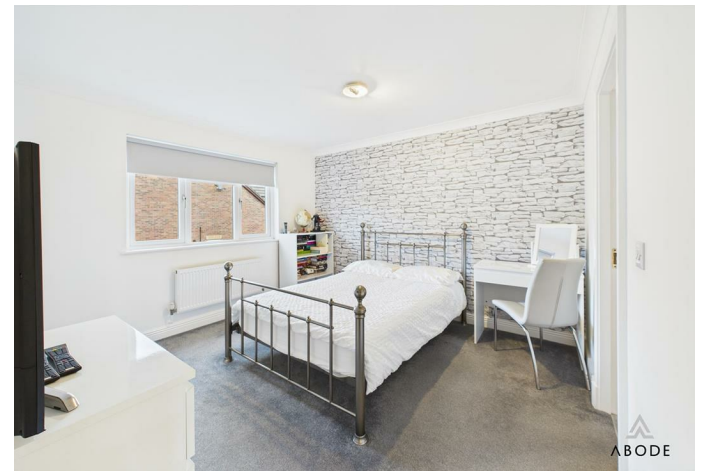
barbecues, entertaining or simply relaxing outside.

To the front, the property benefits from a broad driveway providing off-street parking for multiple vehicles and leading to the tandem double garage, which offers excellent storage or workshop potential in addition to its parking function.

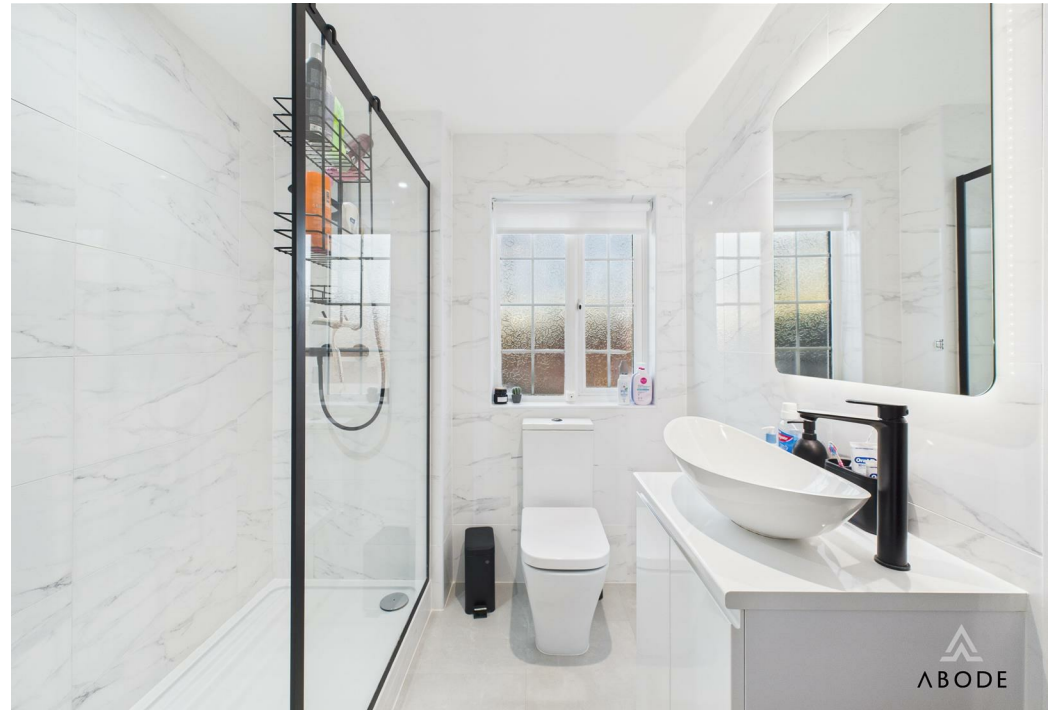
Location

Situated in Outwoods, the property sits within a residential area that offers straightforward access to local schools, everyday amenities and routes towards Burton, Derby and the A38. It provides a practical and well-connected base without overstating the locality.















Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

245.4 m²

2642 ft²

Reduced headroom

9 m²

97 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Approximate total area⁽¹⁾

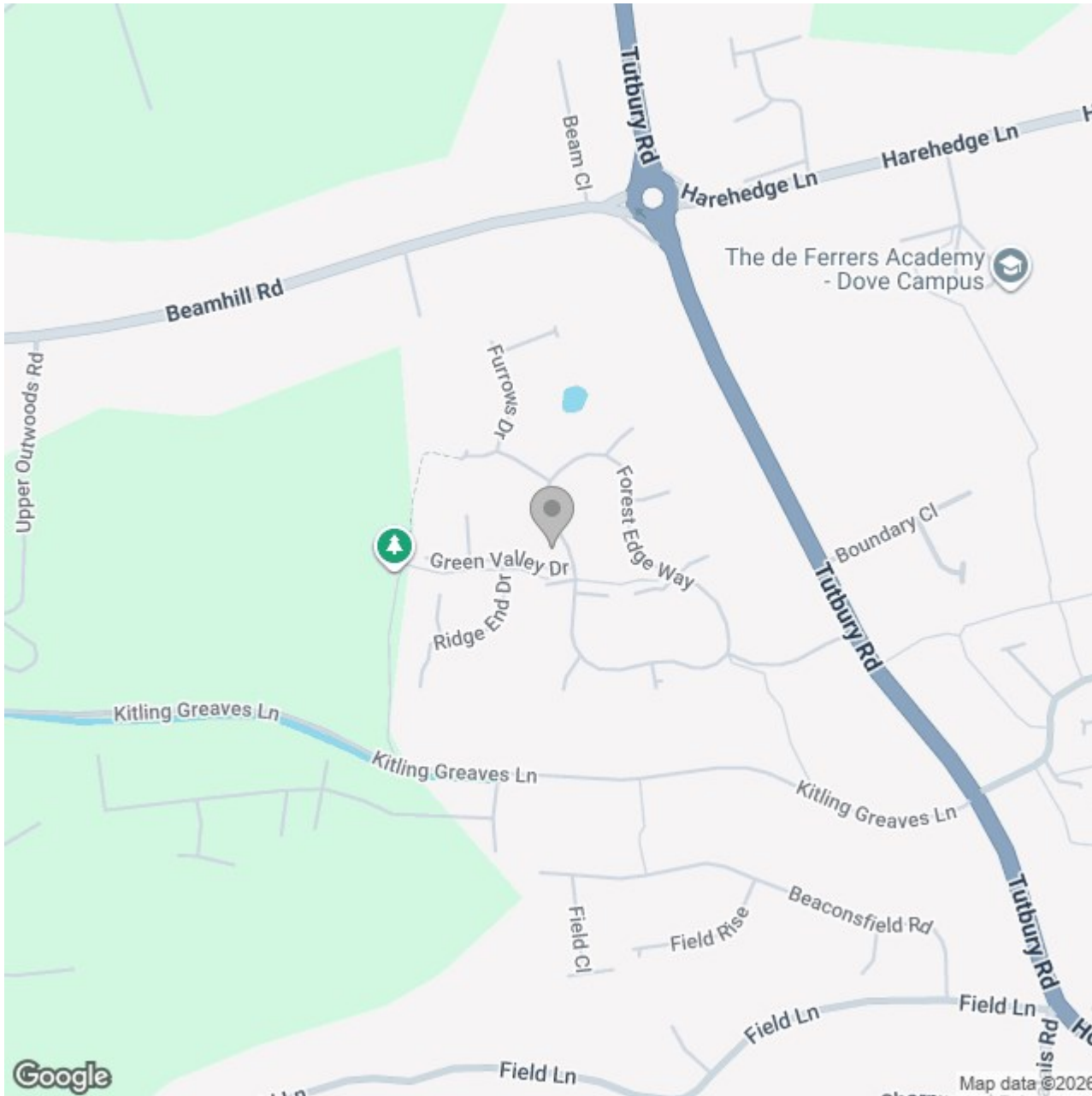
125.4 m²

1350 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	