



22G Bluebell Way , Tutbury, DE13 9LL

This property is accessed via a composite front door into an entrance hall with stairs to the first floor and access to the living room. The dual-aspect living room offers ample living space, an understairs storage cupboard, and leads to the kitchen/diner. The kitchen/diner features matching wall and base units, a gas hob with extractor, electric oven, and views over open space. An opening leads to the utility area, with French doors opening onto the garden. The utility area provides access to a downstairs WC.

The first floor comprises two bedrooms, a family bathroom with a four-piece suite (bath, shower cubicle, WC, and wash basin), an airing cupboard, and stairs to the second floor.

The second floor hosts an impressive master suite with built-in mirrored wardrobes, a study/dressing area, and an en-suite shower room with a three-piece suite.

Externally, the property benefits from a wrap-around front garden with hedging and pathways, while the rear offers a patio and lawn area with driveway parking and a garage.

£1,295 PCM

22G Bluebell Way

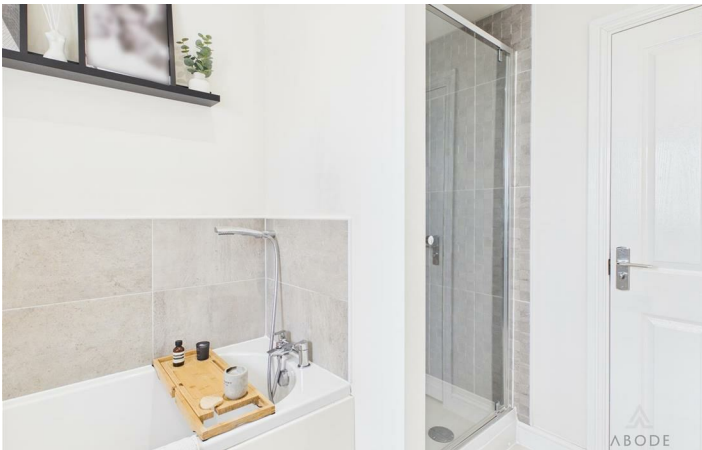
, Tutbury, DE13 9LL



- Spacious dual-aspect living room
- Entrance hall with stairs
- Modern kitchen/diner
- Utility room & downstairs WC
- French doors to garden
- Two first-floor bedrooms
- Family bathroom
- Master suite with dressing area
- En-suite shower room
- Driveway parking & garage



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

England & Wales

EU Directive
2002/91/EC

