





Situated in the highly sought-after village of Tutbury, this modern three-storey home offers well-presented accommodation built in 2021, benefiting from the remainder of its NHBC builder's warranty. The property forms part of a popular residential development within walking distance of local amenities, schools, and transport links. Designed with modern living in mind, the home features a contemporary kitchen-diner, spacious living room, three bedrooms including a top-floor master suite, and a private rear garden with off-street parking and a garage.



## Accommodation

### Ground Floor

The property is entered through a front door into a welcoming entrance hallway with stairs rising to the first floor and doors leading to the living room and kitchen. The living room sits to the front elevation and offers a bright, comfortable space with a double-glazed window. To the rear, the modern kitchen-diner is fitted with matching wall and base units, work surfaces, an integrated oven, hob, extractor, and sink with mixer tap. French doors open directly onto the rear garden, creating an ideal space for dining and entertaining. Off the kitchen is a useful utility area providing additional storage and appliance space, along with a ground-floor WC.

### First Floor

The first-floor landing provides access to two bedrooms and the family bathroom. Bedroom two is a generous double to the front elevation, while bedroom three overlooks the rear garden. The family bathroom comprises a four-piece suite including a panelled bath, separate shower cubicle, wash hand basin, and low-level WC, all complemented by tiled flooring and part-tiled walls. A further staircase leads to the second floor.

### Second Floor

The second floor is dedicated to the master suite, offering a spacious double bedroom with two skylights allowing natural light to flood the room.

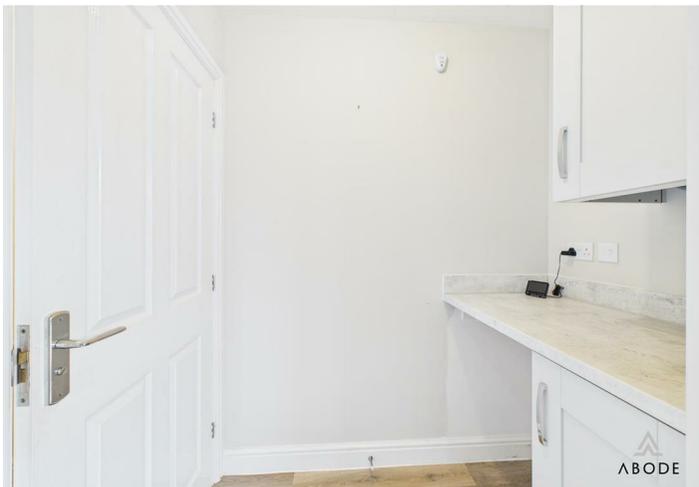


There are fitted mirrored wardrobes and access to a well-appointed en-suite shower room, complete with a shower cubicle, wash hand basin, low-level WC, and heated towel rail.

### Outside

To the front elevation, there is a small landscaped fore garden with a paved pathway leading to the front door. The rear garden is mainly laid to lawn, enclosed by timber fencing, and includes a patio area ideal for outdoor







seating. The property benefits from allocated off-street parking and a garage.

#### Location

Tutbury is a highly desirable village offering an excellent range of local amenities including shops, pubs, and restaurants, as well as a primary school and regular bus services. The village is also home to the historic Tutbury Castle and enjoys easy access to countryside walks. Conveniently located for commuters, Tutbury provides good transport links to Burton-on-Trent, Derby, and the A50 and A38 road networks, with Tutbury & Hatton railway station providing services to surrounding towns and cities.









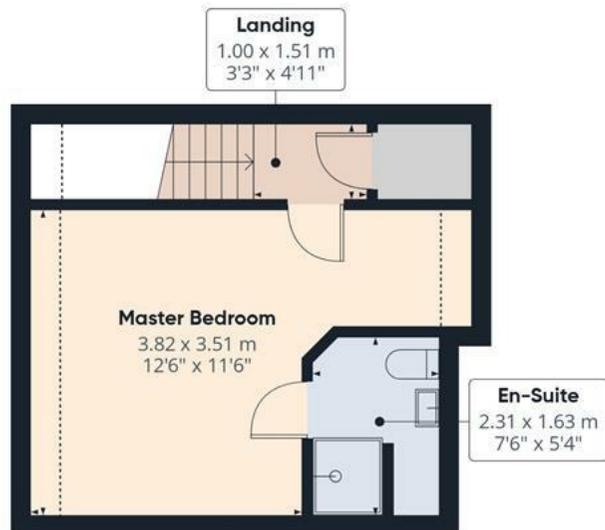




Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>

97 m<sup>2</sup>

1044 ft<sup>2</sup>

Reduced headroom

1.9 m<sup>2</sup>

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

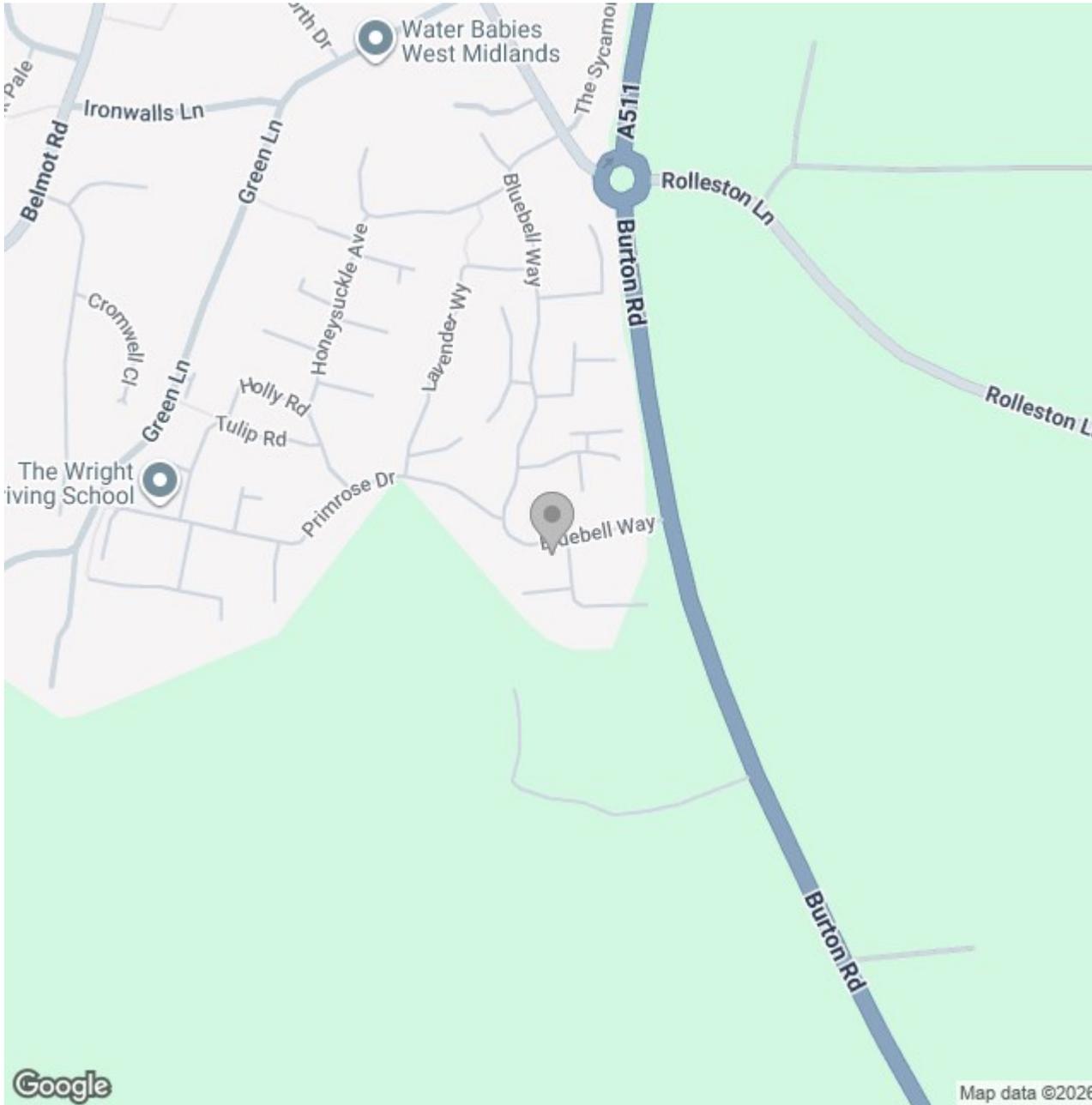
Reduced headroom

----- 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	