





Set in the heart of Tutbury village, this beautifully presented three-bedroom home combines character-inspired design with modern living. Arranged over three floors, the property offers a stylish kitchen, a spacious lounge diner, two bathrooms including an en-suite to the master, and a landscaped rear garden ideal for entertaining. With off-street parking, a single garage, and a prime location close to village amenities, this home is an excellent choice for families and professionals alike.




ABODE
SALES & LETTINGS

Accommodation

Ground Floor

A welcoming hallway with patterned tiled flooring sets the tone, with staircase rising to the first floor. The master bedroom is a well-proportioned double featuring a bank of fitted wardrobes and a front window with shutters. It is served by a private ensuite finished in contemporary tiling, with a glazed shower enclosure, vanity wash basin and WC.

First Floor

The first-floor landing is broad enough to create a useful study/reading nook and leads to the main living spaces. The shaker-style kitchen is fitted with deep blue cabinetry and marble work surfaces, a Belfast sink, integrated double ovens, a five-burner gas hob, wine cooler and breakfast bar seating; a door opens directly to the garden. The lounge diner offers excellent space for both relaxing and entertaining, with a log burning stove focal point, dual windows to the front and French doors opening to the patio and gardens. A stylish WC/cloaks completes this level.

Second Floor

The top floor provides two further bedrooms, each with character ceiling lines and good natural light, served by the main shower room fitted with a vanity unit, WC and a shower enclosure.

Outside



To the front the home sits behind wrought-iron railings with a well-kept fore-garden and a side gate through to the rear. A private driveway to the side provides off-street parking and leads to a single garage. The rear garden is a real feature: professionally landscaped with shaped lawns, established planting, and multiple seating zones including a patio by the French doors and further terrace areas—perfect for alfresco dining and summer evenings.

Location

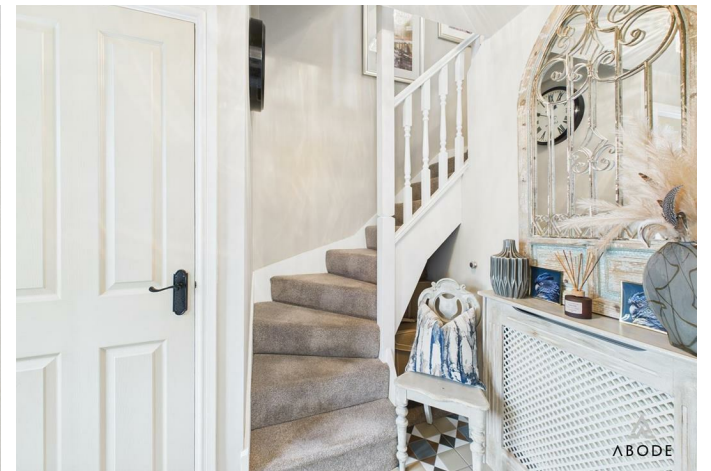






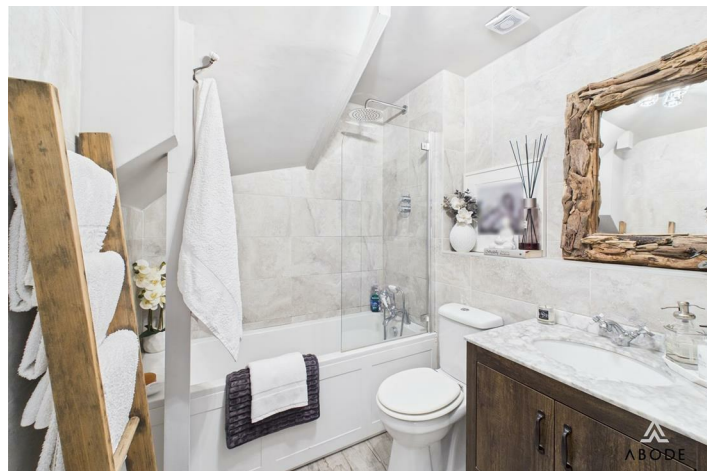
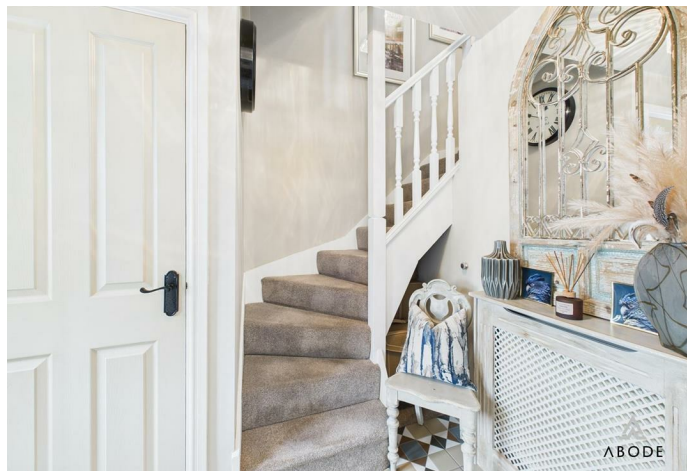
Positioned within Tutbury village, the property is moments from everyday amenities including independent shops, cafés, pubs and a supermarket, with historic Tutbury Castle nearby and riverside walks close at hand. Excellent road links connect to the A50 and A38, with rail services available at Tutbury & Hatton. Well-regarded local schools and wider facilities in Burton-on-Trent are within easy reach.

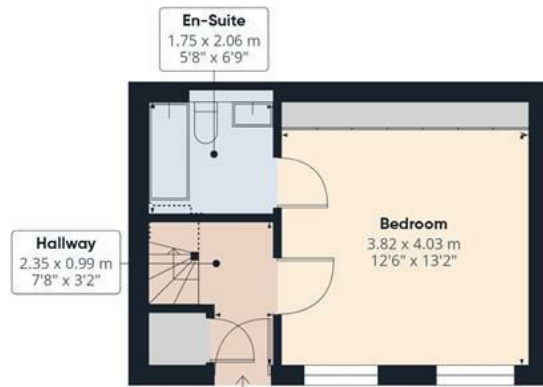












Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

98.2 m²

1059 ft²

Reduced headroom

0.7 m²

8 ft²

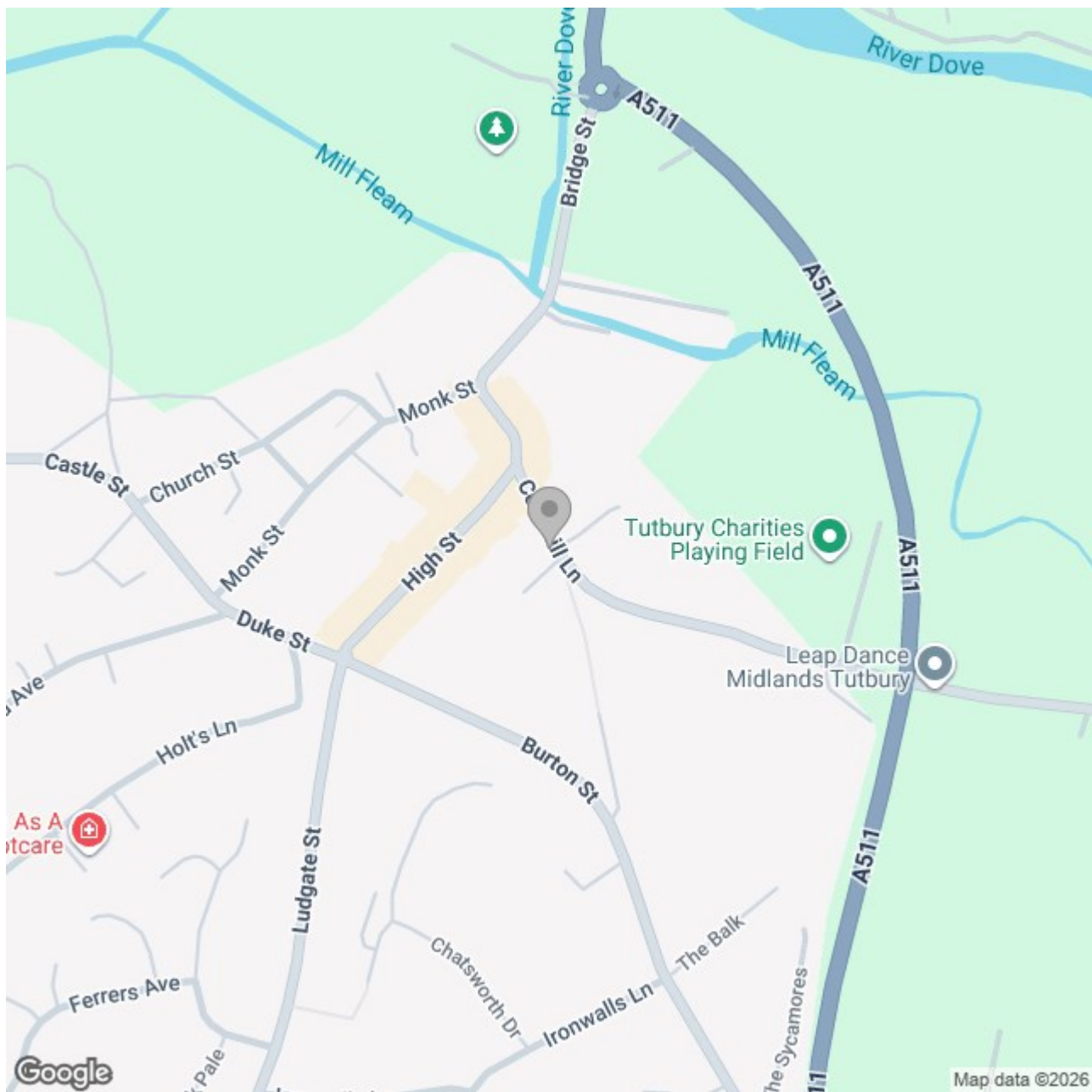
(1) Excluding balconies and terraces

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.

GIRAFFE360



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
 