





****OFFERED FOR SALE WITH NO
UPWARDS CHAIN****

ABODE are delighted to offer for sale
this beautifully presented and
deceptively spacious two-bedroom mid-
terrace home, situated on Fishpond
Lane in the popular village of Tutbury.

The property has been tastefully
improved throughout, blending
characterful features with
contemporary finishes, and benefits
from a rear garden.



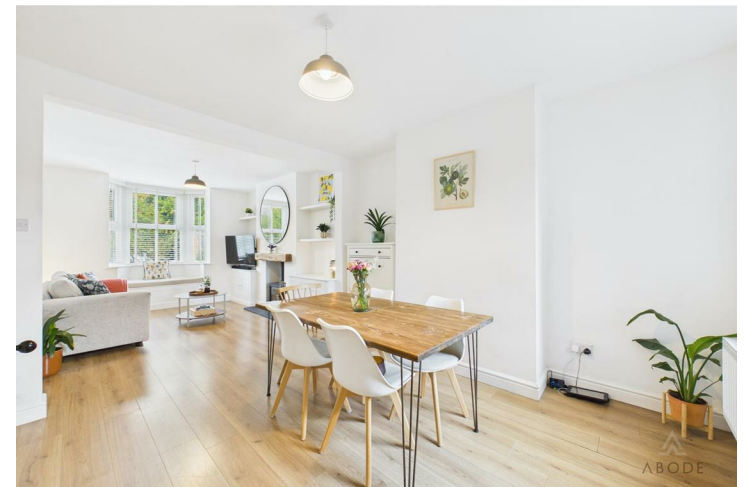
Accommodation

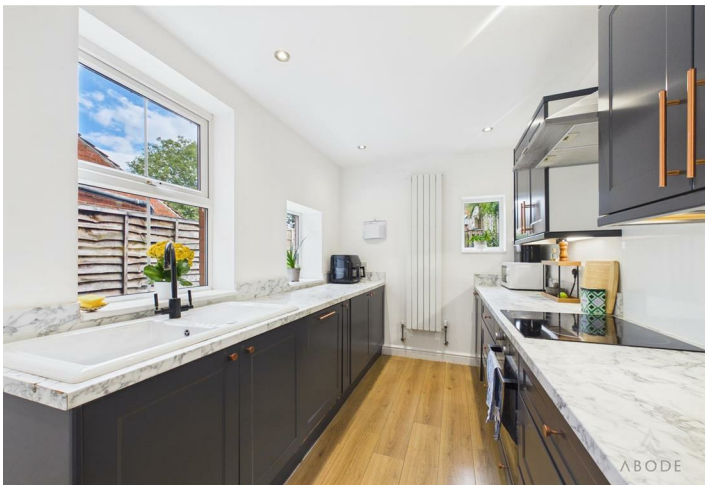
Internally, the accommodation is entered via a welcoming hallway with stairs rising to the first floor. To the front is a bright and inviting living area, enhanced by a bay window, fitted cabinetry and shelving, and a feature log-burning stove set within the chimney breast. This opens through to a generous dining area, creating an excellent open-plan space for both everyday living and entertaining.

To the rear, the stylish fitted kitchen offers a comprehensive range of modern dark-coloured wall and base units, contrasting work surfaces, inset sink and drainer, integrated oven and hob with extractor hood above, along with space for further appliances. Windows provide plenty of natural light and overlook the rear garden.

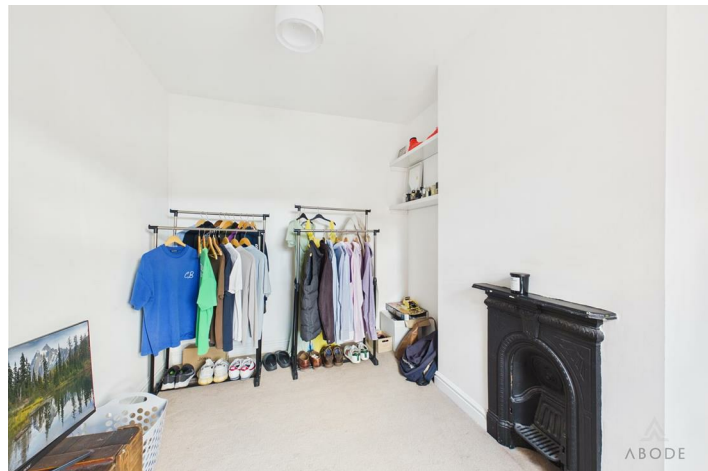
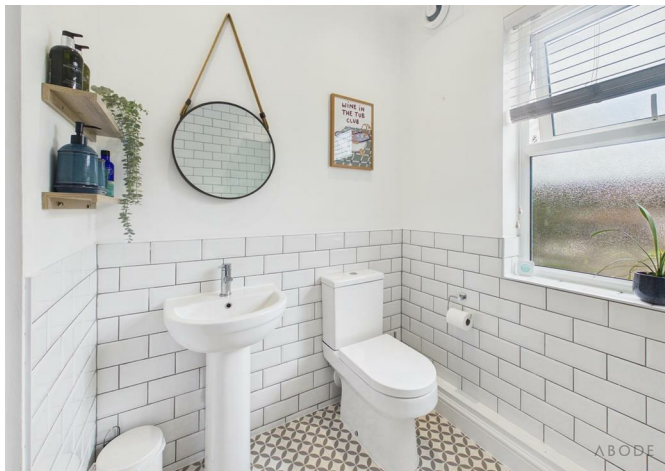
The first-floor landing gives access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is an excellent double room with ample space for freestanding furniture, whilst the second bedroom is also a comfortable size and would make an ideal guest room, nursery or home office. Completing the accommodation is a smartly appointed bathroom, fitted with a white three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, complemented by attractive tiled walls and patterned flooring.

Externally, the property is set behind a low brick wall and wrought-iron gate, with a traditional covered entrance porch. To the rear is an enclosed, tiered garden featuring a decked seating area, lawn, planted borders and timber garden storage — ideal for relaxing or dining outdoors.



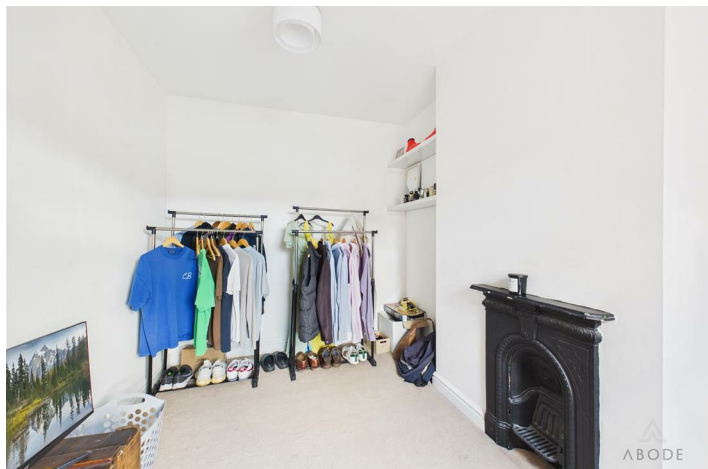


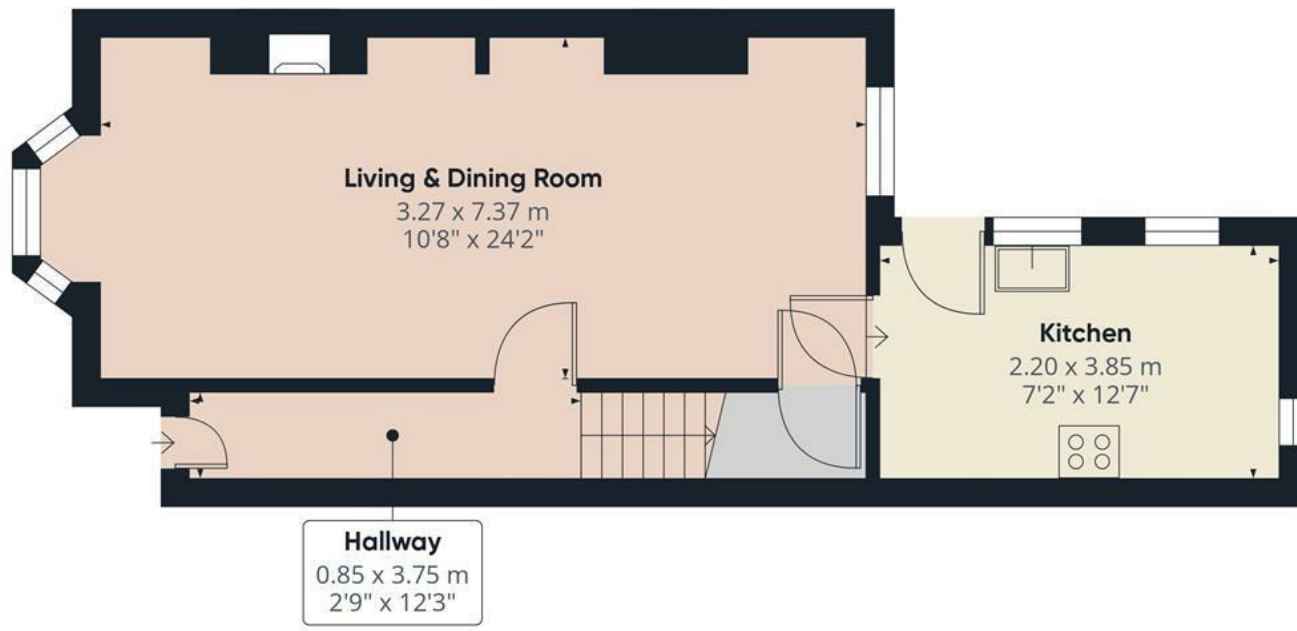












Floor 0



Floor 1

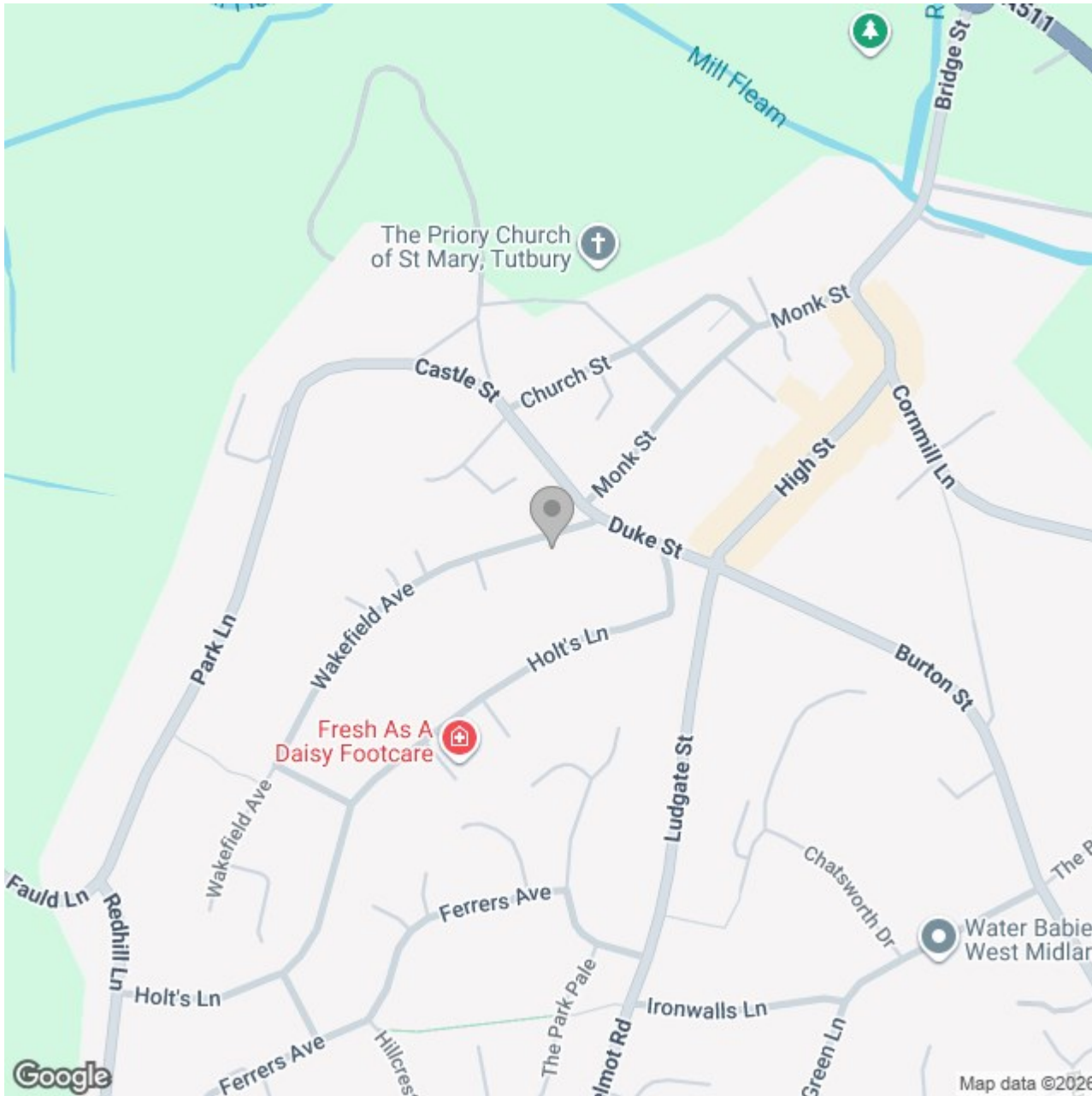
Approximate total area⁽¹⁾
71.7 m²
773 ft²

(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.

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 	