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SALES & LETTINGS

Babbington Close, Tutbury, DE13 9HX

Asking Price £239,999

https://www.abodemidlands.co.uk

NO UPWARD CHAIN A well-presented three-bedroom semi-detached home occupying a pleasant position within a cul-de-sac location in the popular village of Tutbury. The property benefits from a living room, an open-plan kitchen diner overlooking the rear garden, three well-proportioned bedrooms, a family bathroom, off-street parking and a landscaped rear garden arranged over several levels. Ideal for first-time buyers, growing families or those looking to enjoy village living, an internal viewing is highly recommended.

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Accommodation

The accommodation begins with an entrance hallway providing access to the living room and staircase rising to the first floor. The living room is positioned to the front elevation and offers a generous reception space, featuring a electric fire with flame effect, set within a fireplace and a window overlooking the front aspect.

To the rear of the property is an open-plan kitchen diner. The kitchen is fitted with a range of matching wall and base units with preparation work surfaces, integrated oven, hob and extractor hood, together with space for additional appliances. The dining area provides ample room for a family dining table and enjoys views over the rear garden, with French doors opening directly onto the patio.

First Floor

The first-floor landing gives access to three bedrooms and the family bathroom. The principal bedroom is a spacious double room with a window overlooking the rear garden. Bedroom two is a further double bedroom positioned to the front elevation and benefits from space for wardrobes. Bedroom three is a versatile room currently utilised as a home office but equally suited as a bedroom, nursery or study.

The family bathroom is fitted with a three piece suite comprising a bath with shower over, wash hand basin with vanity storage and a low-level WC.

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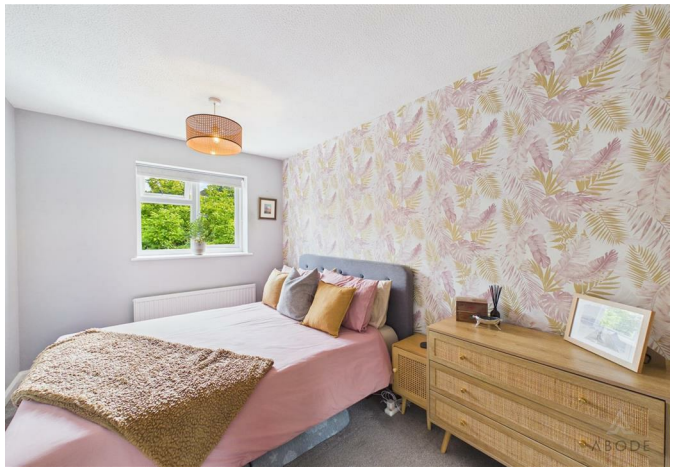

Outside

To the front elevation, the property benefits from a driveway providing off-street parking alongside a lawned fore garden. Gated side access leads to the rear garden.

The rear garden has been thoughtfully landscaped and enjoys a variety of seating and entertaining areas. Immediately adjacent to the property is a paved patio ideal for outdoor dining. Steps rise through attractive planted borders stocked with mature shrubs, trees and established planting, leading to further garden areas and seating spaces. The garden offers an excellent degree of interest throughout and creates an attractive outdoor environment for relaxation and entertaining.

Location

The property is situated within the highly regarded village of Tutbury, offering a range of everyday amenities including shops, public houses, cafés and schooling. The village is well known for its historic castle and attractive character, whilst remaining conveniently placed for Burton upon Trent, Hatton and Derby. Excellent road links provide access to the A38, A50 and wider Midlands motorway network, whilst nearby rail services offer commuting opportunities to Derby, Birmingham and beyond.

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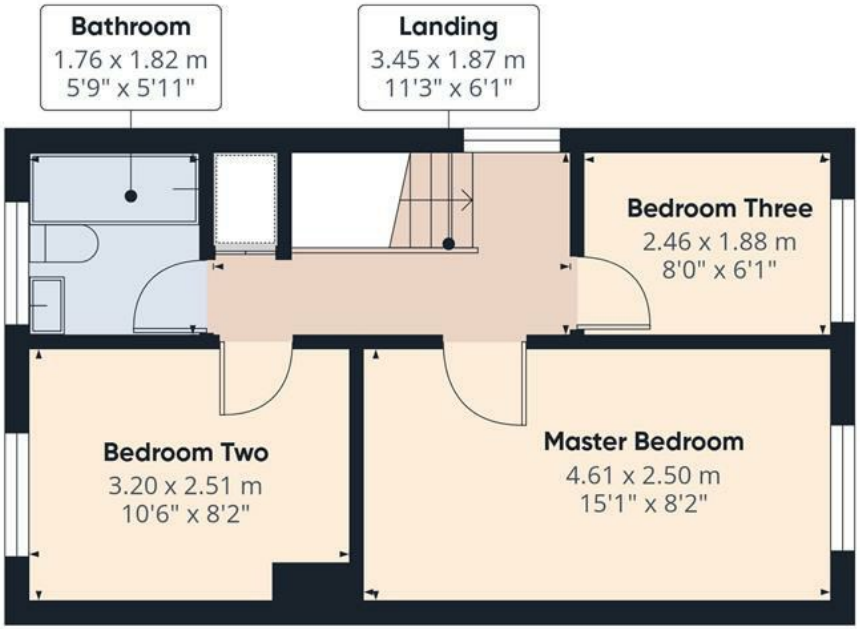
Floor 0



Floor 1

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Approximate total area(1)

65 m²

700 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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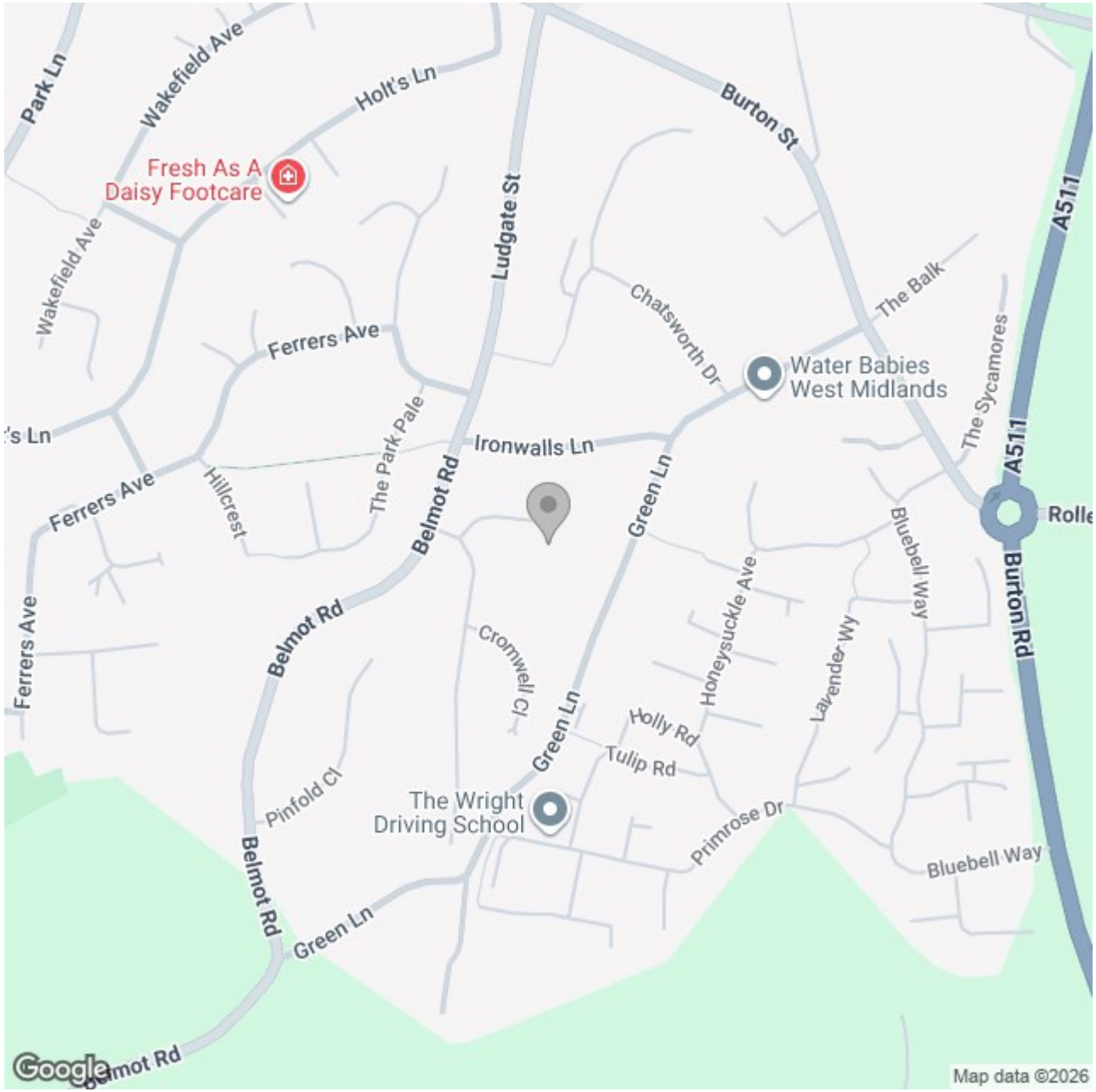

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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