





\*\*\*\* PERFECTLY POSITIONED IN THE SOUGHT-AFTER VILLAGE OF TUTBURY \*\*\*\*

This is a fantastic opportunity to acquire a well-presented three-bedroom detached home, ideally located with delightful views towards the historic Tutbury Castle.

The property benefits from uPVC double glazing and gas central heating, and briefly comprises an entrance hall, a comfortable lounge with feature fireplace, and an open-plan fitted kitchen diner complete with pantry—ideal for modern family living.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property offers both front and rear gardens, with a side driveway leading to a single garage. The established rear garden enjoys an elevated aspect with attractive views over the village.

Situated in the charming village of Tutbury, the property is perfectly placed to enjoy a blend of history and convenience. The village is well known for its character and community feel, offering local shops, pubs, schooling, and scenic countryside walks along the River Dove.

Excellent transport links provide easy access to nearby Burton upon Trent, as well as Derby and the A50, making it ideal for commuters.

INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE LOCATION, VIEWS, AND POTENTIAL THIS PROPERTY HAS TO OFFER.



ABODE  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the first floor, radiator and door to the lounge.

## LOUNGE

Feature fireplace with a living flame coal effect gas fire, marble insert and hearth and a wood surround, radiator and a upvc double glazed window to the front.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar with display glass fronted cupboards above. Sink and drainer unit, plumbing and space for a washing machine, space for a cooker and fridge freezer. Pantry, under stairs storage cupboard, upvc double glazed windows to the rear and side and a door to the garden.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Two upvc double glazed windows to the front with views over the castle, radiator, wardrobe and storage cupboard.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



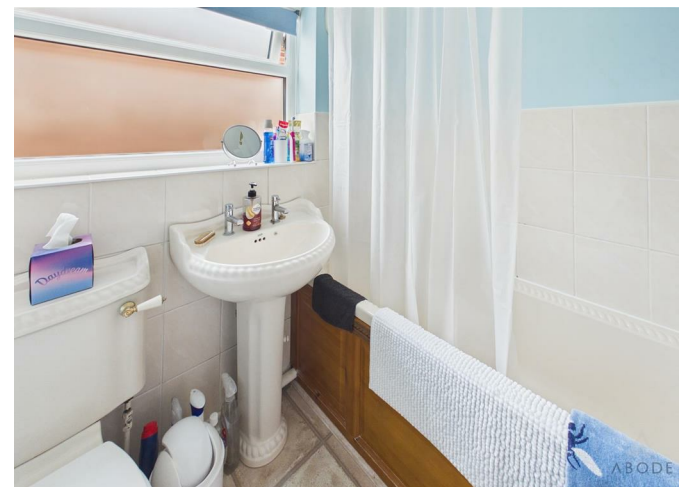
## BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc, radiator and upvc double glazed window.

## OUTSIDE

Front lawn with shrubs and bushes, long side drive with double gates down to a single garage. The rear garden offers a seating area and lawn with mature borders, shrubs and plants.



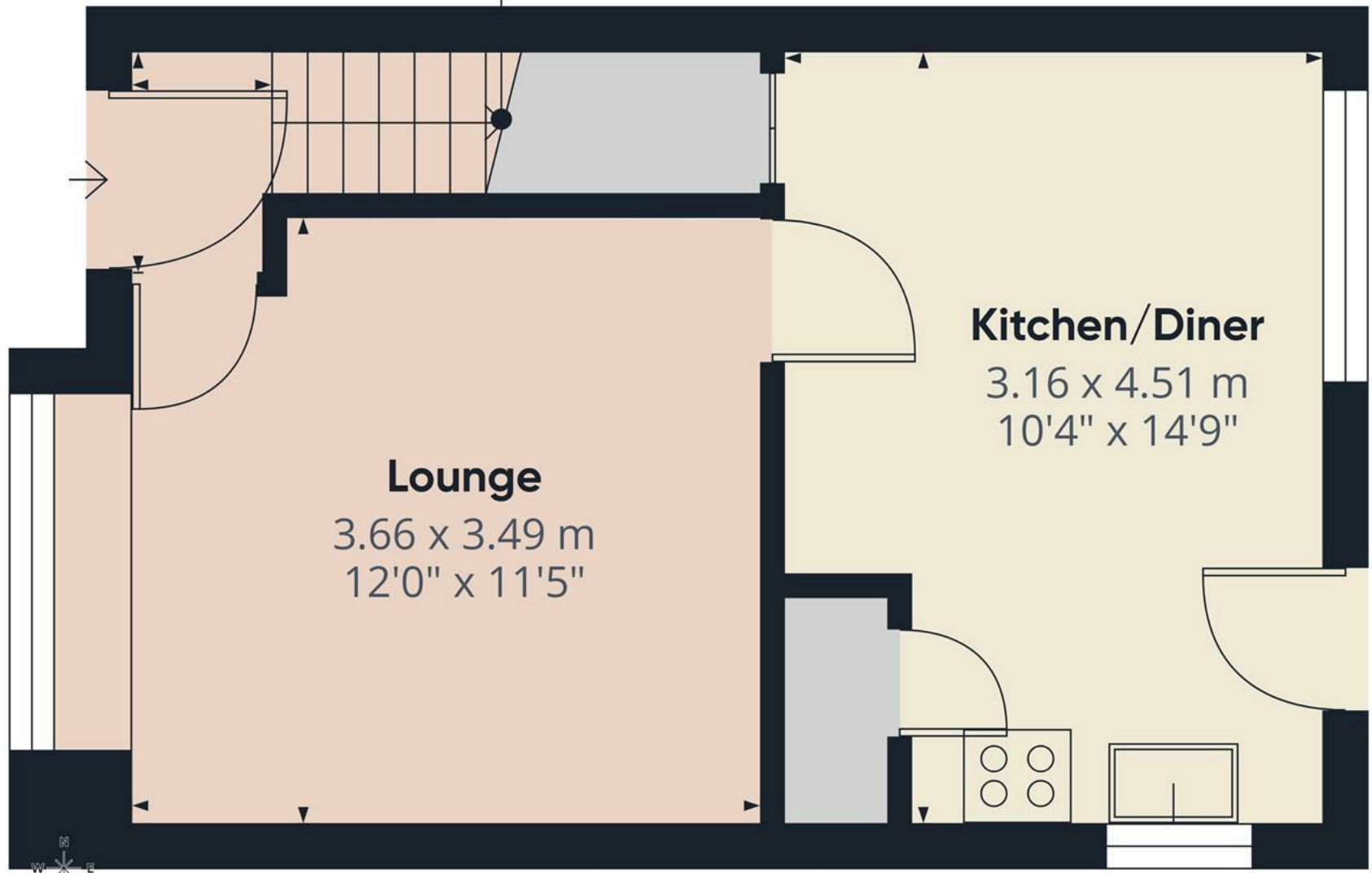








**Hallway**  
0.87 x 1.31 m  
2'10" x 4'3"



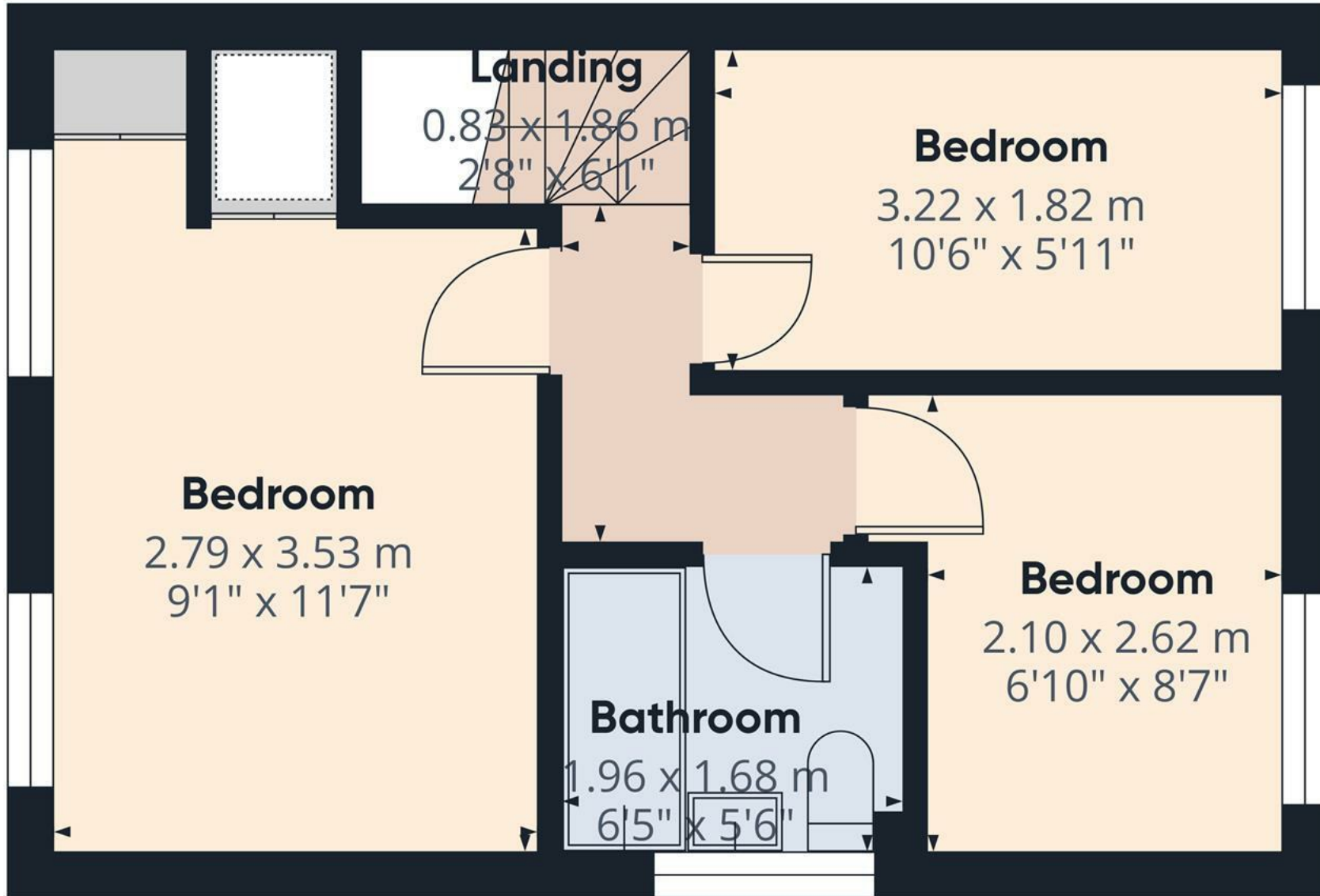
**Approximate total area<sup>(1)</sup>**  
31.4 m<sup>2</sup>  
338 ft<sup>2</sup>

(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**

Floor 0



Approximate total area<sup>(1)</sup>

27.8 m<sup>2</sup>  
299 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

