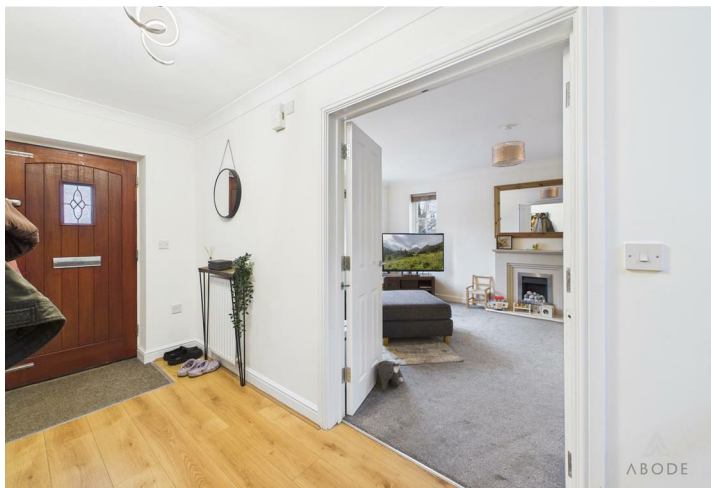






A beautifully renovated and deceptively spacious four-bedroom detached family home positioned within the heart of Tutbury village. This versatile residence is arranged over three floors, with the kitchen located on the garden level, creating an excellent layout for modern family living. Finished to a high standard throughout, the property offers flexible accommodation, generous outdoor space and integral garage, all within walking distance of village amenities.



## Accommodation

### Ground Floor

The ground floor provides adaptable accommodation suited to a variety of lifestyles. A welcoming entrance hallway leads through to a comfortable lounge featuring a focal point fireplace and pleasant natural light.

There is also a versatile additional room which can be utilised as a fourth bedroom, home office or playroom depending on individual requirements.

Practicality is well catered for with a separate utility room and downstairs WC.

### First Floor (Garden Level)

The first floor sits at garden level and forms the true heart of the home. The modern open-plan kitchen/dining area has been thoughtfully designed with contemporary units and integrated appliances, creating a stylish and functional space for everyday living. French doors open directly onto the rear garden, providing a seamless indoor-outdoor connection ideal for entertaining and family gatherings.

Also positioned on this level is a generous double bedroom with garden access, served by a well-appointed Jack and Jill bathroom, making this floor particularly suitable for guests or older children seeking a degree of independence.



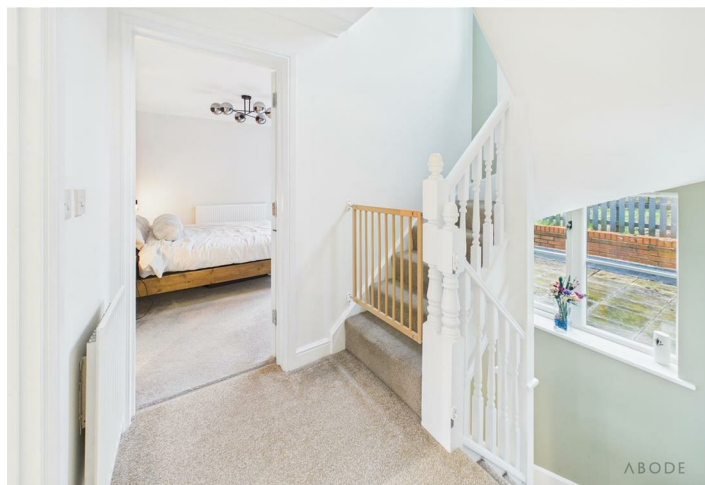
### Second Floor

The second floor comprises two further well-proportioned double bedrooms, both light and airy. These are served by a modern shower room fitted with contemporary sanitary ware and quality finishes, completing the internal accommodation.

### Outside

To the rear, the property benefits from a generous garden





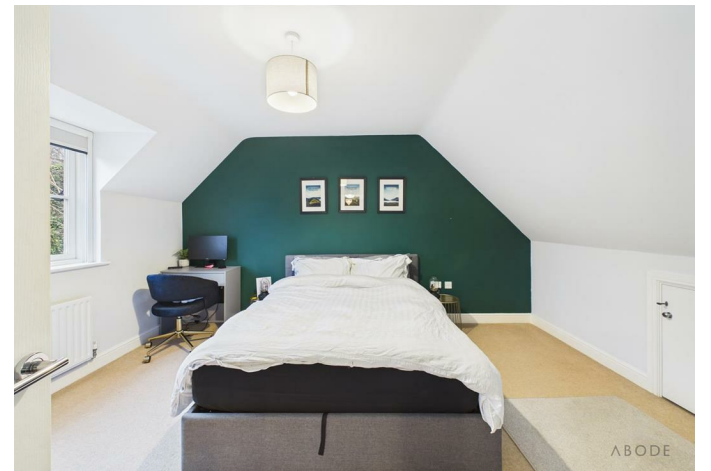


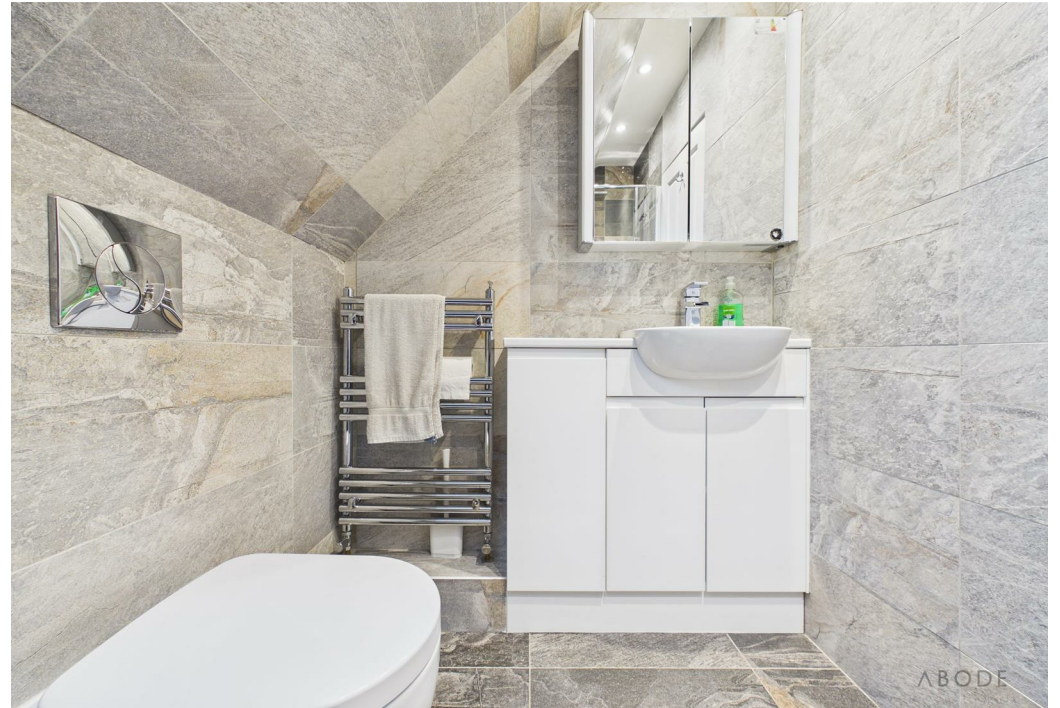
featuring a patio seating area and lawn, offering an excellent space for entertaining, relaxing and family enjoyment. Steps lead to the parking area and garage, providing ample off-street parking alongside the integral garage. The elevated position offers a view of Tutbury castle and enhances privacy while maintaining convenient access to the home.

#### Location

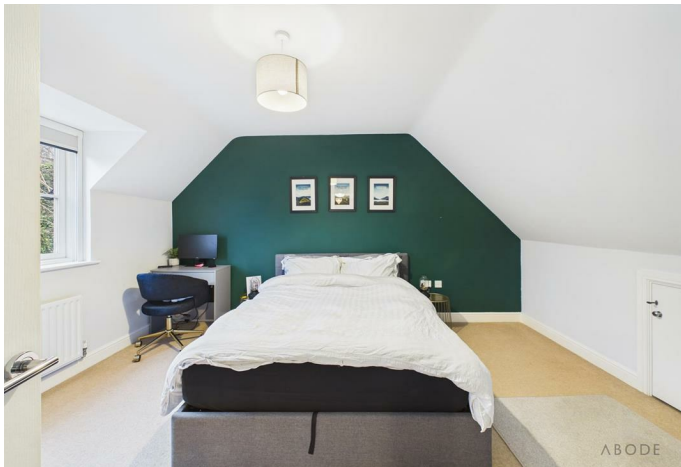
Situated in the highly desirable village of Tutbury, the property enjoys close proximity to a range of local amenities including shops, cafés, public houses and schooling. Tutbury is well known for its historic castle and strong sense of community, while also offering convenient access to Burton-on-Trent, Derby and major road networks for commuting. The village setting combines charm and practicality, making it a consistently popular choice for families and professionals alike.

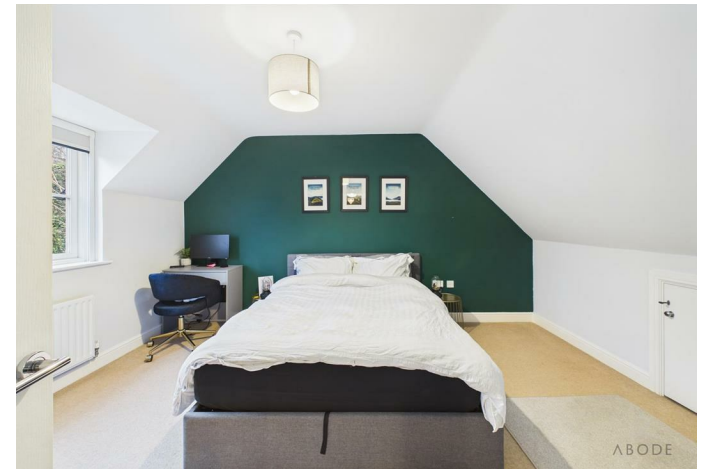


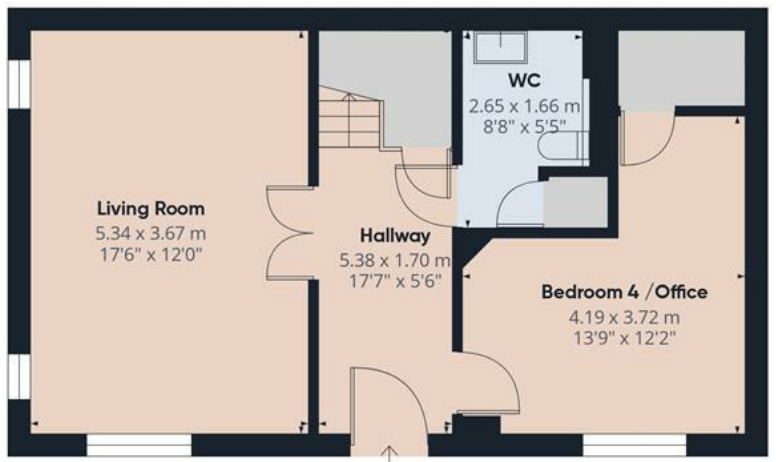








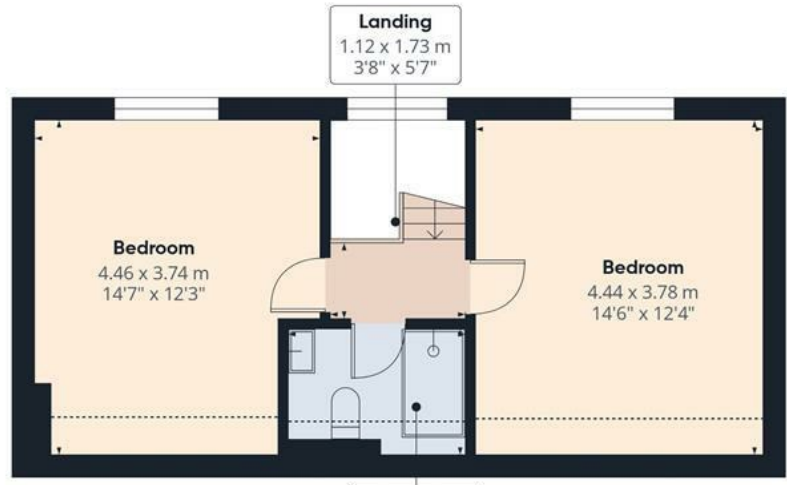




Floor 0



Floor 1



Floor 2

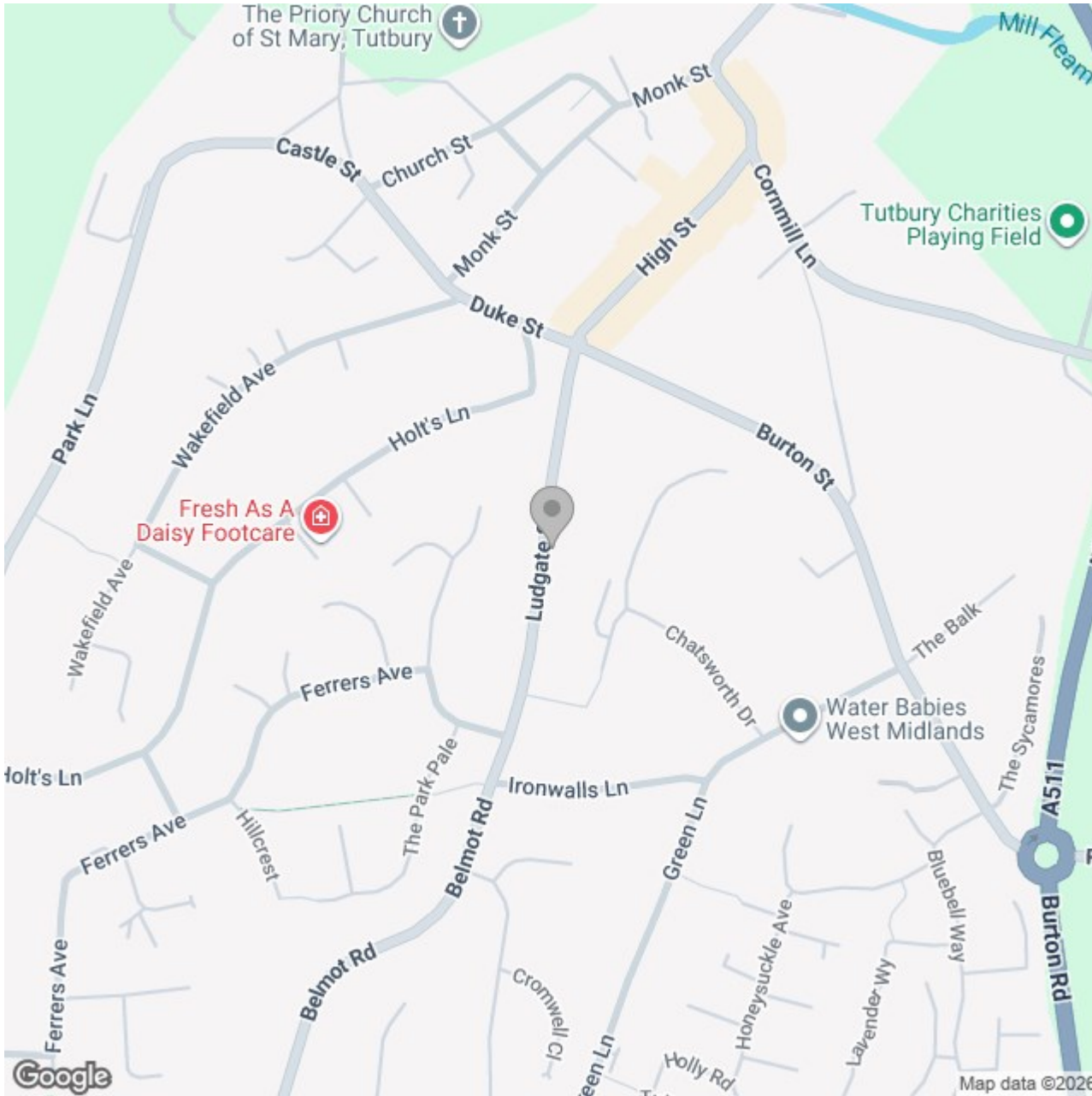
<b>Approximate total area<sup>(1)</sup></b>
131.4 m <sup>2</sup>
1414 ft <sup>2</sup>
<b>Reduced headroom</b>
4 m <sup>2</sup>
43 ft <sup>2</sup>

(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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	