





****360 VIRTUAL TOUR**** Introducing a wonderful opportunity to own a four bedroom detached residence in a beautiful setting. Nestled within a three-quarters of an acre plot, this property boasts seven reception rooms, a double detached garage, and an impressive master suite complete with a walk-in dressing room and en-suite shower room. With the added advantage of a private sweeping driveway and spacious grounds, this home is perfectly situated in the sought-after village of Tutbury, offering convenient access to a variety of local amenities.



Entrance Hallway:

Featuring two central heating radiators, stairs leading to the first floor, and doors leading to:

Side Entrance Porch:

Equipped with a double glazed window to the front, and doors leading to the swimming pool, utility room, and dining room.

Utility Room:

Comprising a range of matching wall and base units, space for a washing machine, tumble dryer, and fridge, a wall-mounted Worcester Bosch boiler, windows to the front and side, and doors leading to:

Kitchen Breakfast:

With a selection of matching wall and base units, a roll edge laminate preparation work surface with a one and a half bowl ceramic sink, mixer tap, and drainer, a breakfast bar with seating, a double glazed uPVC window to the rear, recessed spotlighting, and a door leading to:

Breakfast Room:

Featuring a central heating radiator and doors leading to:

Rear Snug:

Including a central heating radiator and a double glazed window to the rear.

WC/Cloaks:

Comprising a low-level WC, wash hand basin with mixer tap, a window to the rear, and an under stairs storage cupboard.



Formal Dining Room:

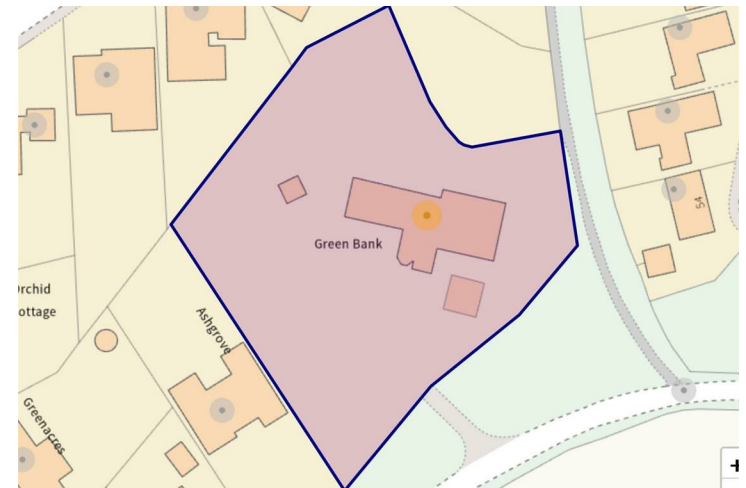
With double glazed French doors opening into the conservatory, a central heating radiator, a fireplace, and doors leading to:

Living Room:

Featuring two central heating radiators and windows to the front and side.

Conservatory:

Equipped with double glazed windows to the side and







front.

Sitting Room:

An "L" shaped room with two central heating radiators, French doors, and double glazed windows to the side, front, and rear.

Study:

Including a double glazed window to the front and a central heating radiator.

First Floor Landing:

With doors leading to:

Master Bedroom Suite:

Featuring a central heating radiator, fitted wardrobes, double glazed windows to the front, and an opening leading to:

Dressing Room:

Comprising a selection of fitted wardrobes, double glazed windows to the front, rear, and side.

En-suite Shower Room:

Equipped with a four-piece suite consisting of a low-level WC, wash hand basin, double walk-in shower cubicle, bidet, a central heating radiator, double glazed window to the rear, and tiled walls and flooring.

Bedroom Three:

Including a central heating radiator, a double glazed uPVC window to the front, and a selection of built-in wardrobes.

Shower Room:

Comprising a three-piece suite consisting of a shower

cubicle, low-level WC, wash hand basin, and a double glazed window to the rear.

Bathroom:

Featuring a bath with a mixer tap, a low-level WC, a wash hand basin with individual hot and cold taps, a central heating radiator, and a double glazed uPVC window to the rear.

Bedroom Four:

Including a central heating radiator, a double glazed uPVC window to the side, and a built-in wardrobe.

Bedroom Two:

Equipped with a central heating radiator, double glazed uPVC windows to the side and front, and a built-in wardrobe.

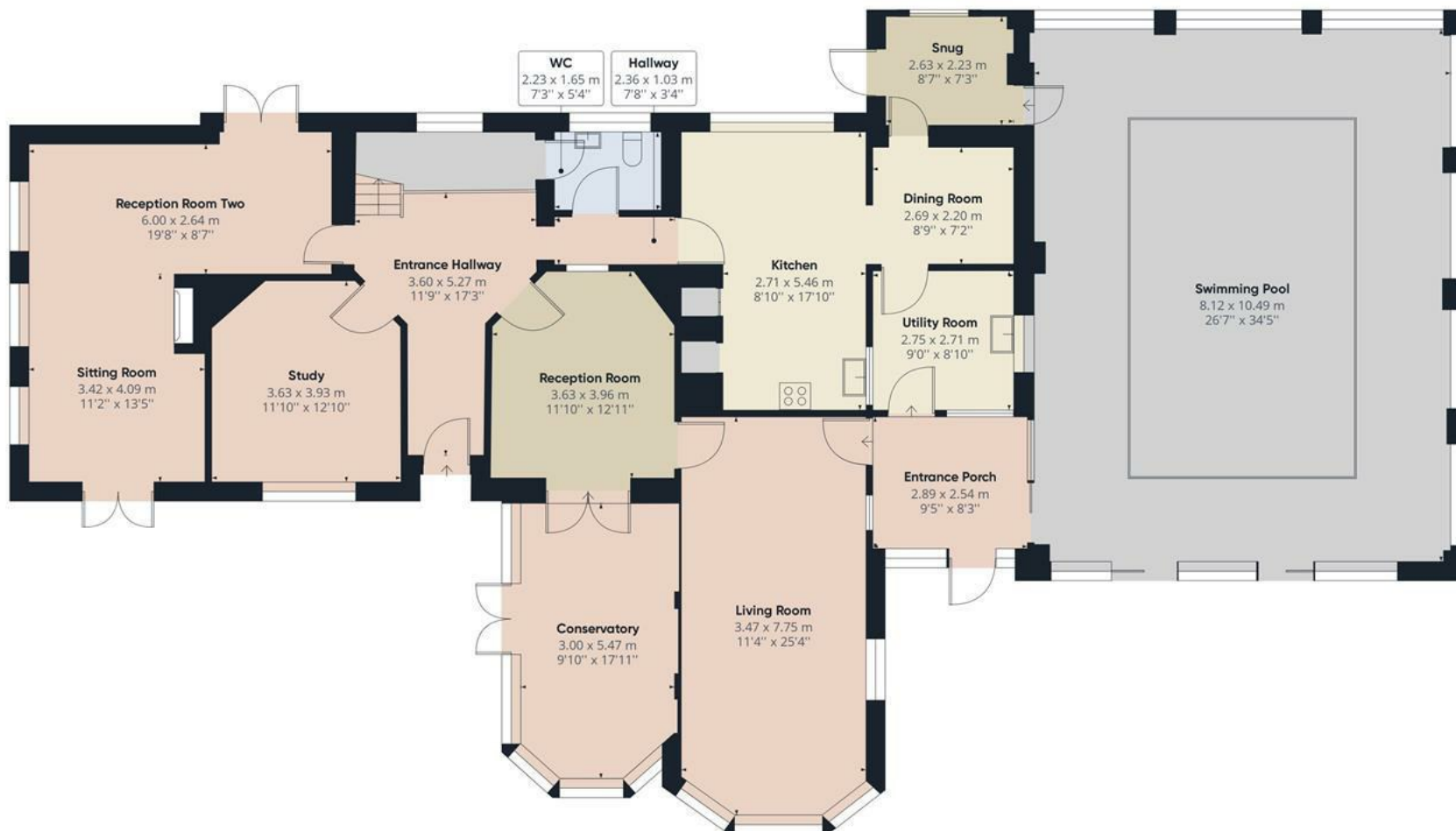












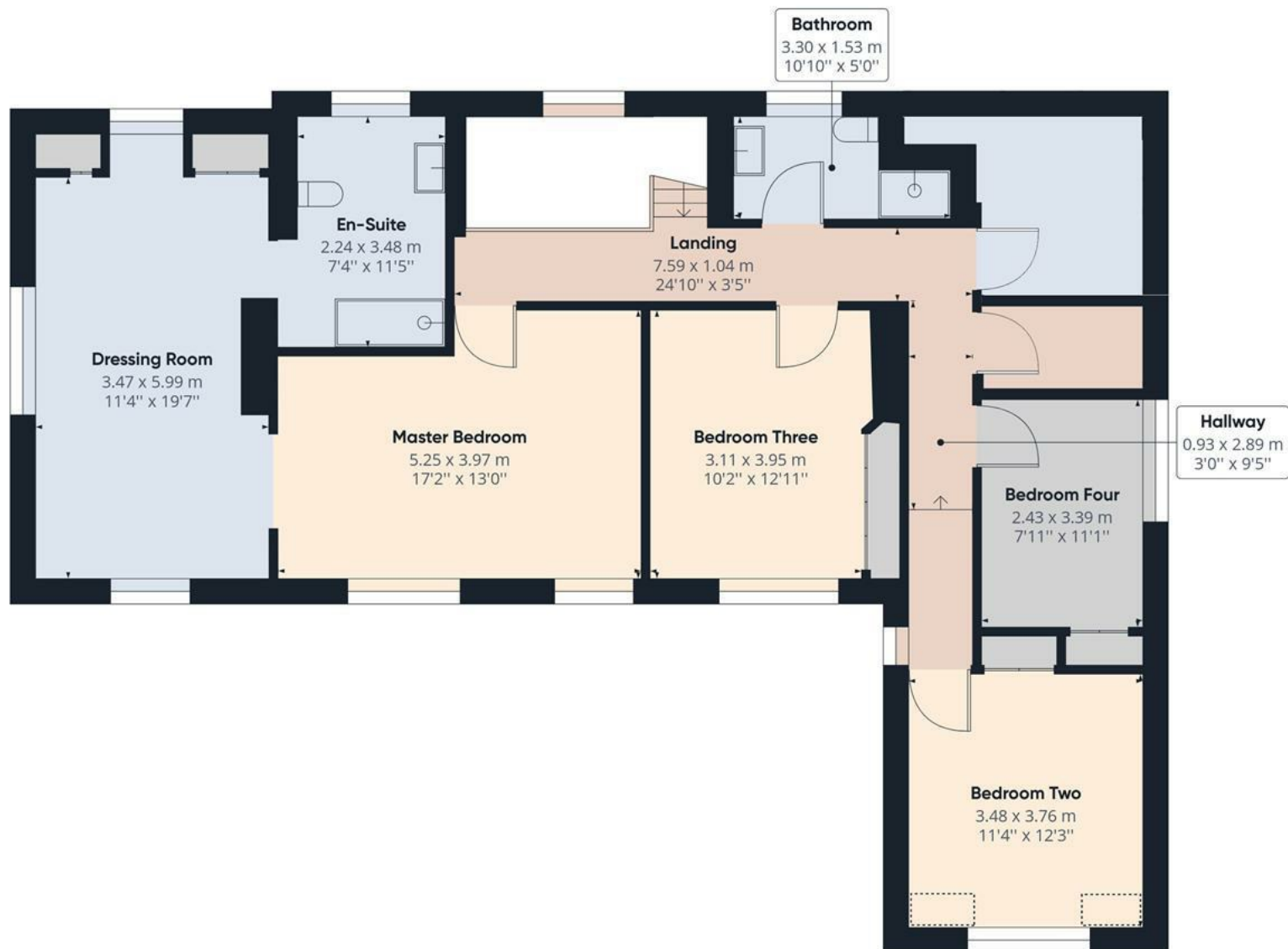
Approximate total area⁽¹⁾

257.43 m²

2770.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾

105.97 m²
1140.69 ft²

Reduced headroom

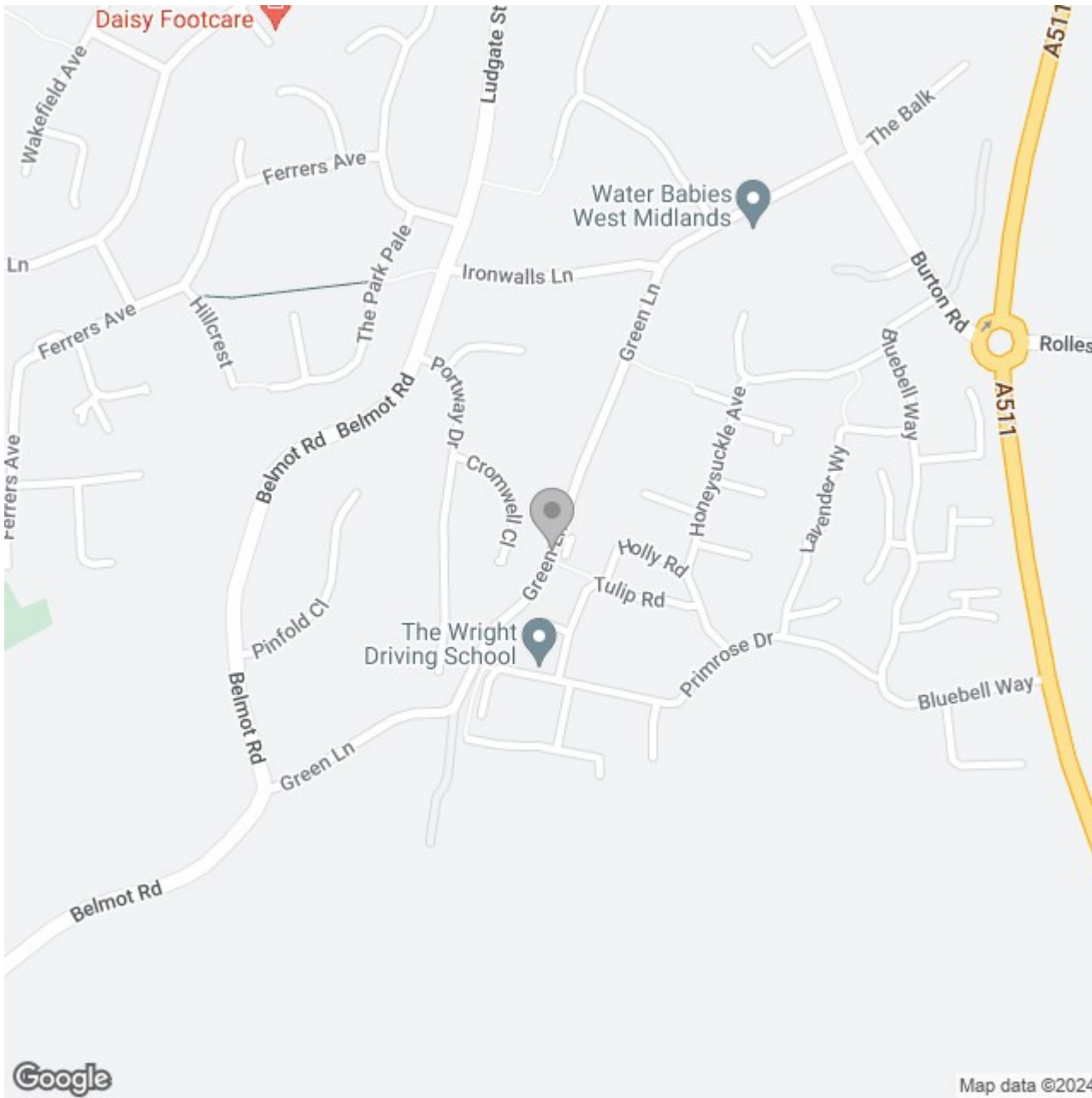
0.84 m²
9.07 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	