





A charming two-bedroom terraced property exuding character and a quaint cottage ambiance, ideally positioned in the sought-after village of Tutbury, offering an array of local amenities and excellent transport connections. This delightful home boasts two generously sized bedrooms, a modern shower room, and a sizeable garden, perfect for outdoor enjoyment. Viewings are available strictly by appointment to appreciate the full charm and potential of this wonderful residence.



Accommodation

Living Room

Stepping into the inviting living room, you are greeted by an open fireplace perfect for multi-fuel stoves, central heating radiator, a charming double glazed window to the front elevation, exposed beams to ceiling and access to the kitchen for seamless living.

Kitchen

The well-appointed kitchen features a range of matching wall and base units, an electric oven, a four-ring gas hob, a prep work surface with a recessed sink and mixer tap, and a double glazed window offering a soothing view of the garden. Additional highlights include space for a washing machine, a newly fitted wall-mounted gas boiler, under stairs storage ideal for a fridge freezer, and a stable-style door leading to the garden. The stairs, accessed through a door, ascend to the first-floor landing.

First Floor Landing

Ascending the stairs you reach the first-floor landing, from where doors lead to:

Master Bedroom

A good sized double bedroom with a central heating radiator and a double glazed window to the front elevation.

Bedroom Two

The second bedroom features a central heating radiator and a double glazed window to the rear elevation.



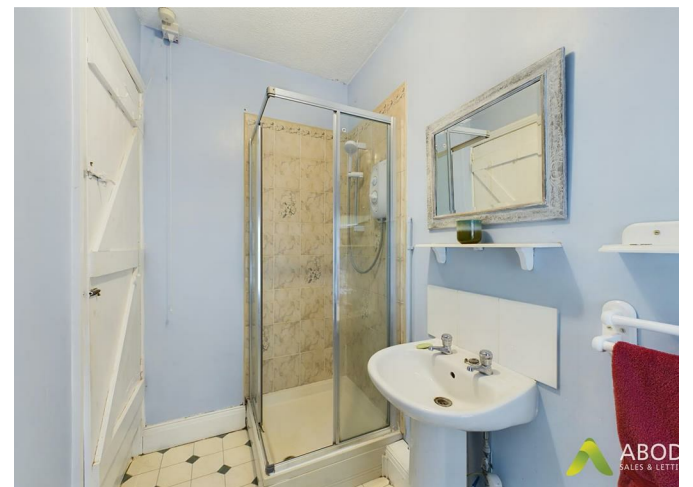
Shower Room

The shower room is equipped with a three-piece suite comprising a low-level WC, a wash hand basin with hot and cold taps, a shower cubicle with glass sliding doors and an electric shower over, complemented by tiled splash backs. Additional features include a double glazed window to the rear elevation and a central heating radiator.

Outside

The property's front elevation features gated shared passageway leading to the rear garden. The rear elevation







showcases a generously sized lawn garden adorned with a variety of trees and shrubs, a pathway leading to the garden shed.





Floor 0



Floor 1

Approximate total area⁽¹⁾

43.42 m²

467.38 ft²

Reduced headroom

0.43 m²

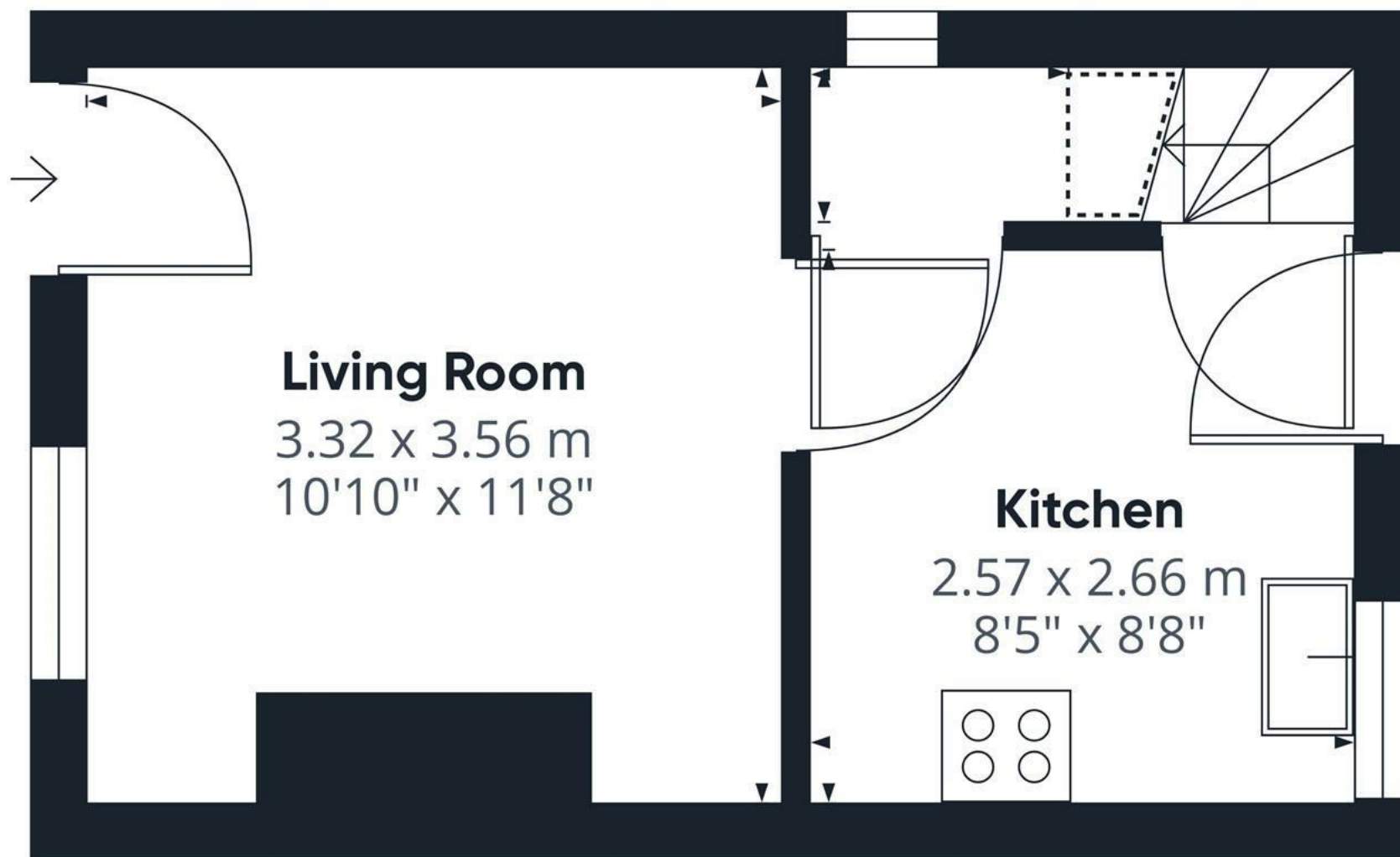
4.65 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

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Approximate total area⁽¹⁾

20.81 m²
224.01 ft²

Reduced headroom

0.43 m²
4.65 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(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	