





Situated in a popular residential development on the outskirts of Tutbury stands this well presented four bed detached family home. In brief the property comprises of gas central heating and double glazing, entrance hallway, cloakroom/wc, lounge with French Patio doors leading to rear garden and a fully fitted open plan kitchen/diner leading to a conservatory. To the first floor there are four good sized bedrooms and a family bathroom. Outside the home has an enclosed rear garden beautifully appointed and generous in size, driveway providing parking facility leading to a garage. Viewing is highly recommended strictly via appointment only.

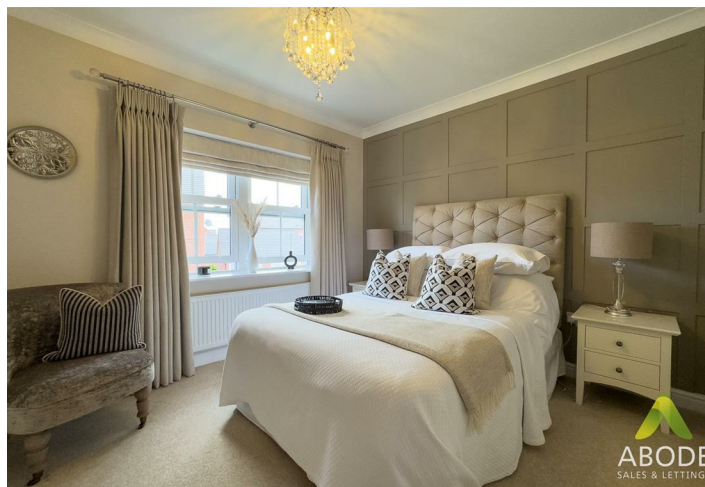




  
**ABODE**  
SALES & LETTINGS



  
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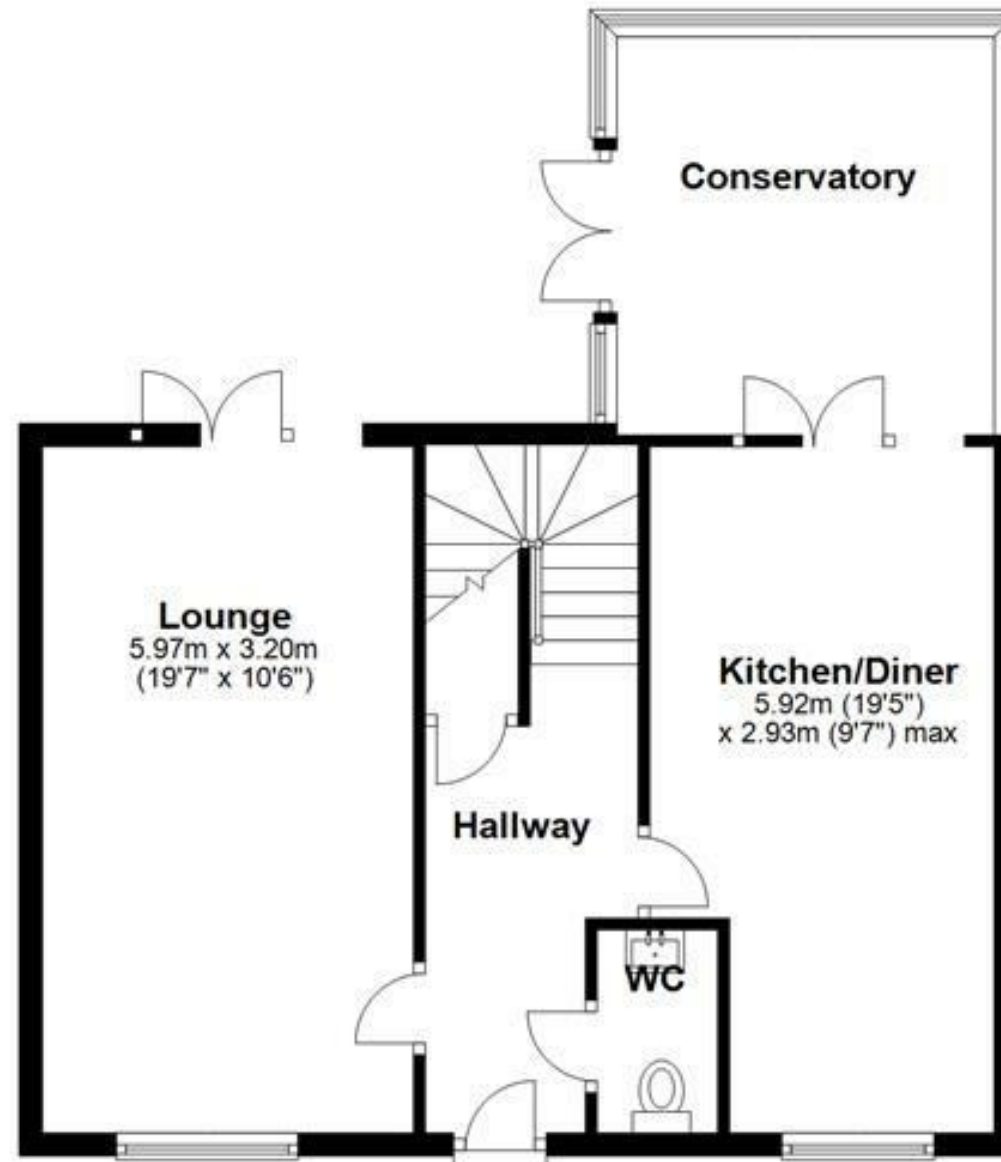






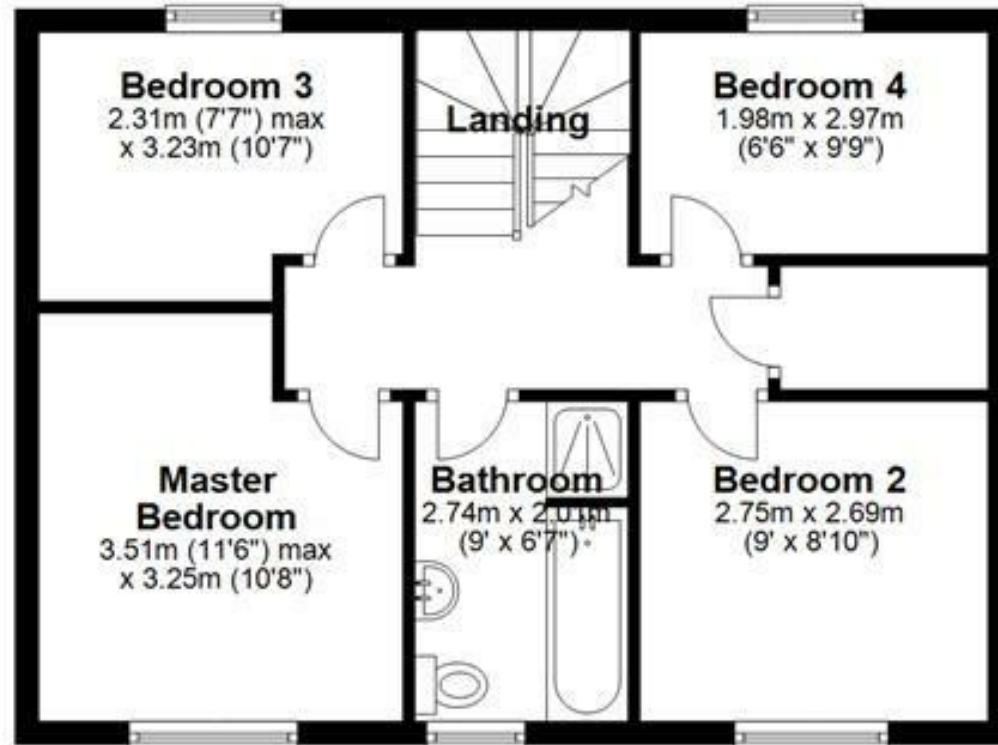


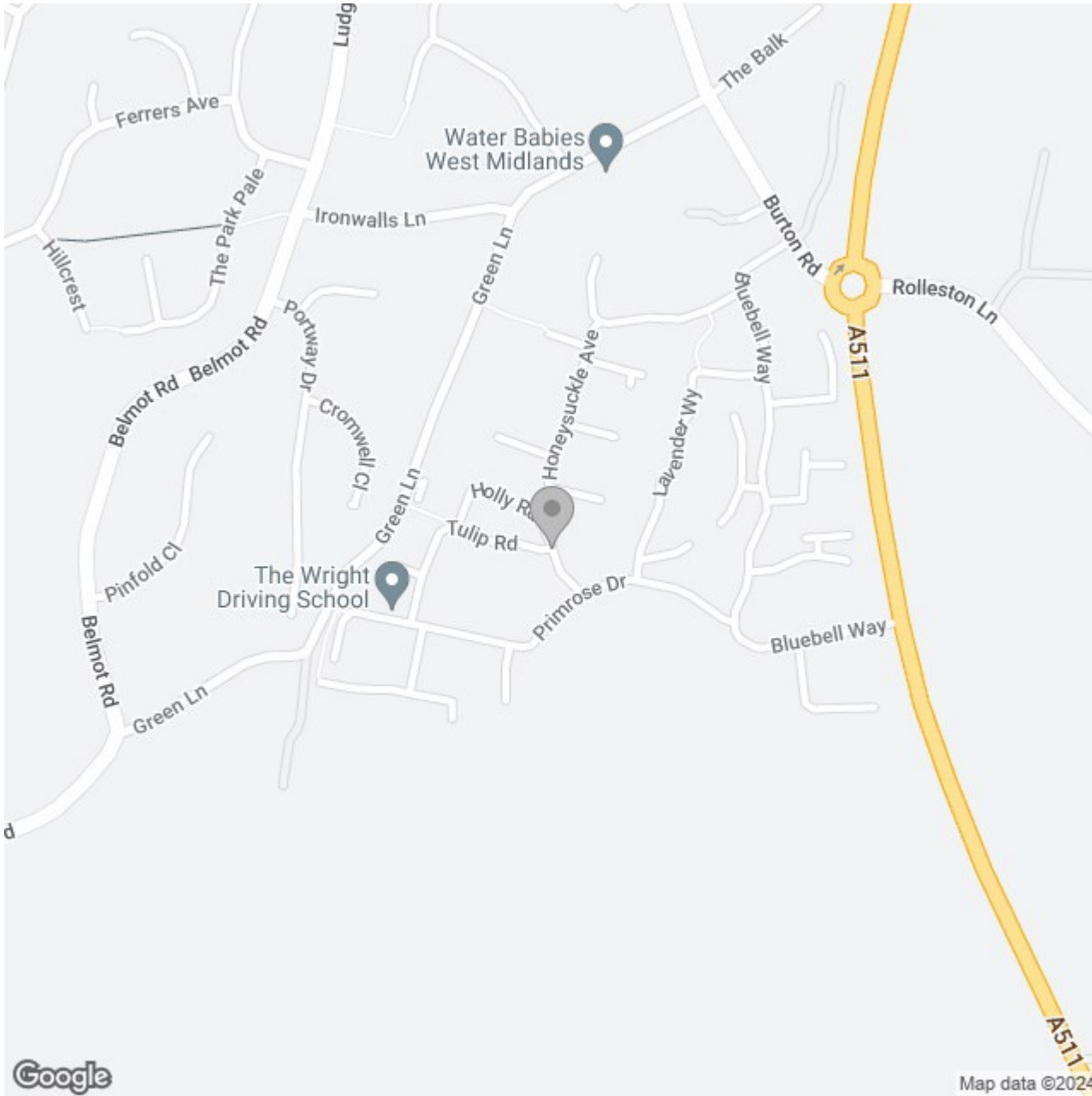
## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

## First Floor





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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	