





A charming two-bedroom detached bungalow located in the picturesque village of Tutbury. Meticulously maintained by the current owners, this property provides a comfortable and low-maintenance living space.

Entering through the side door, you are greeted by a welcoming hallway with access to the loft and an airing cupboard housing the central heating system. The hallway leads into a spacious lounge, offering stunning views of the village, including the castle and church, through the bow window.

The lounge features a stylish fire surround with an electric fire, ceiling coving, and two radiators for added comfort.



The property is situated back from the road, with a block paved driveway and a charming tiered, gravelled front garden.

Upon entering through the side door, you step into the inviting hallway with access to all rooms. To the right is the kitchen, featuring base and eye-level units, work surfaces with a breakfast bar, and space for appliances. Wooden effect flooring, windows to the side and front offer views of Tutbury Castle.

The spacious lounge at the front of the house boasts a bow window with castle views, space for dining, and a gas fire with surround.

Continuing through the hall, you'll find the modern shower room with a shower cubicle, WC, and wash basin set into a vanity unit offering ample storage.

Both bedrooms lead to a sizeable conservatory at the back, with the master bedroom enjoying built-in storage, including a discreet dressing table. The second bedroom is also generously sized, ideal for guests.

The brick and uPVC double glazed conservatory spans the width of the property, overlooking and providing access to the landscaped rear garden.

The low-maintenance rear garden features a paved patio for outdoor seating and dining, with steps leading up to a gravelled area housing a timber shed and a decked space for relaxation.

The garage has been converted into a laundry



room/workshop. This could easily be converted back into a garage if desired.

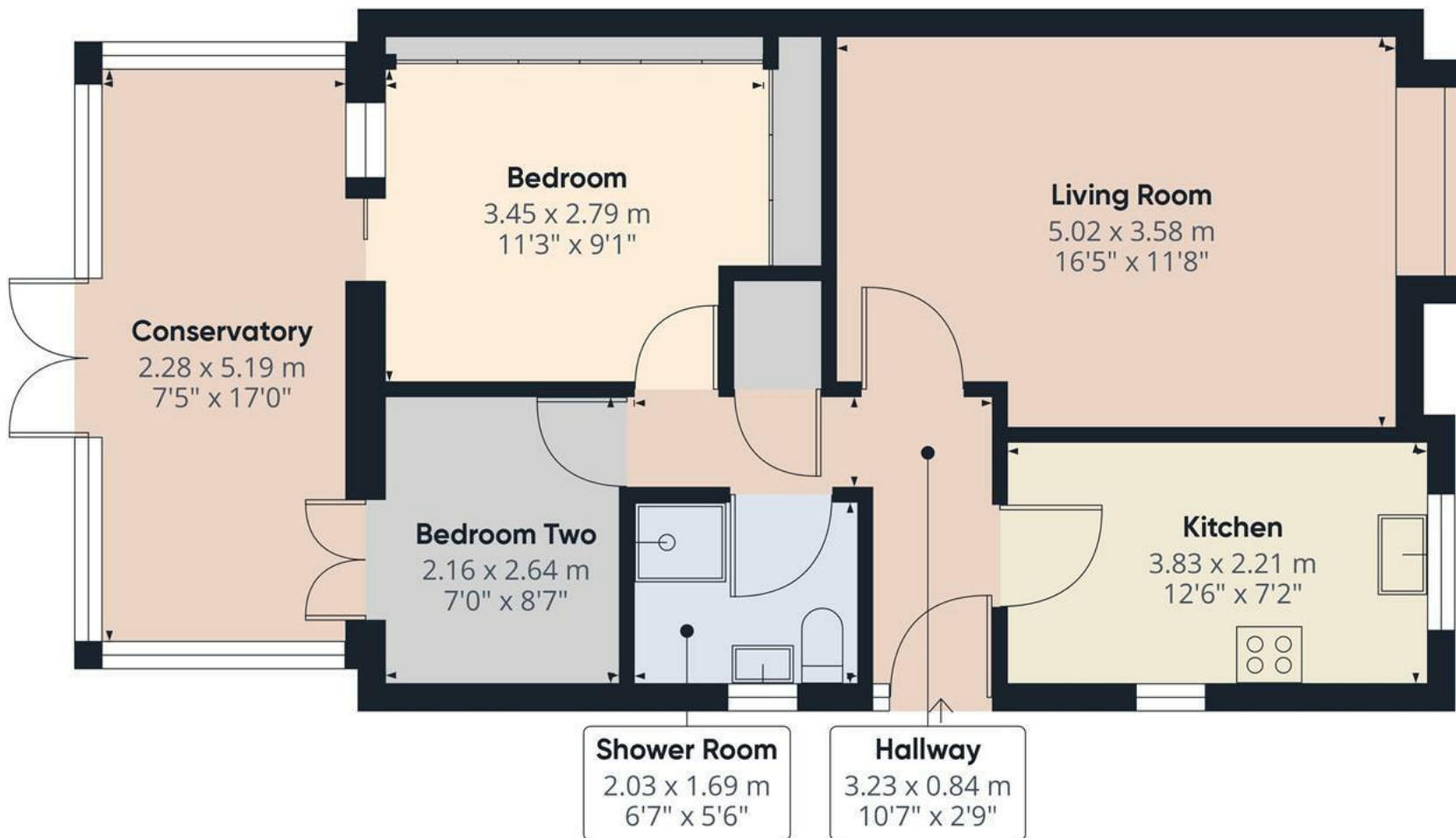










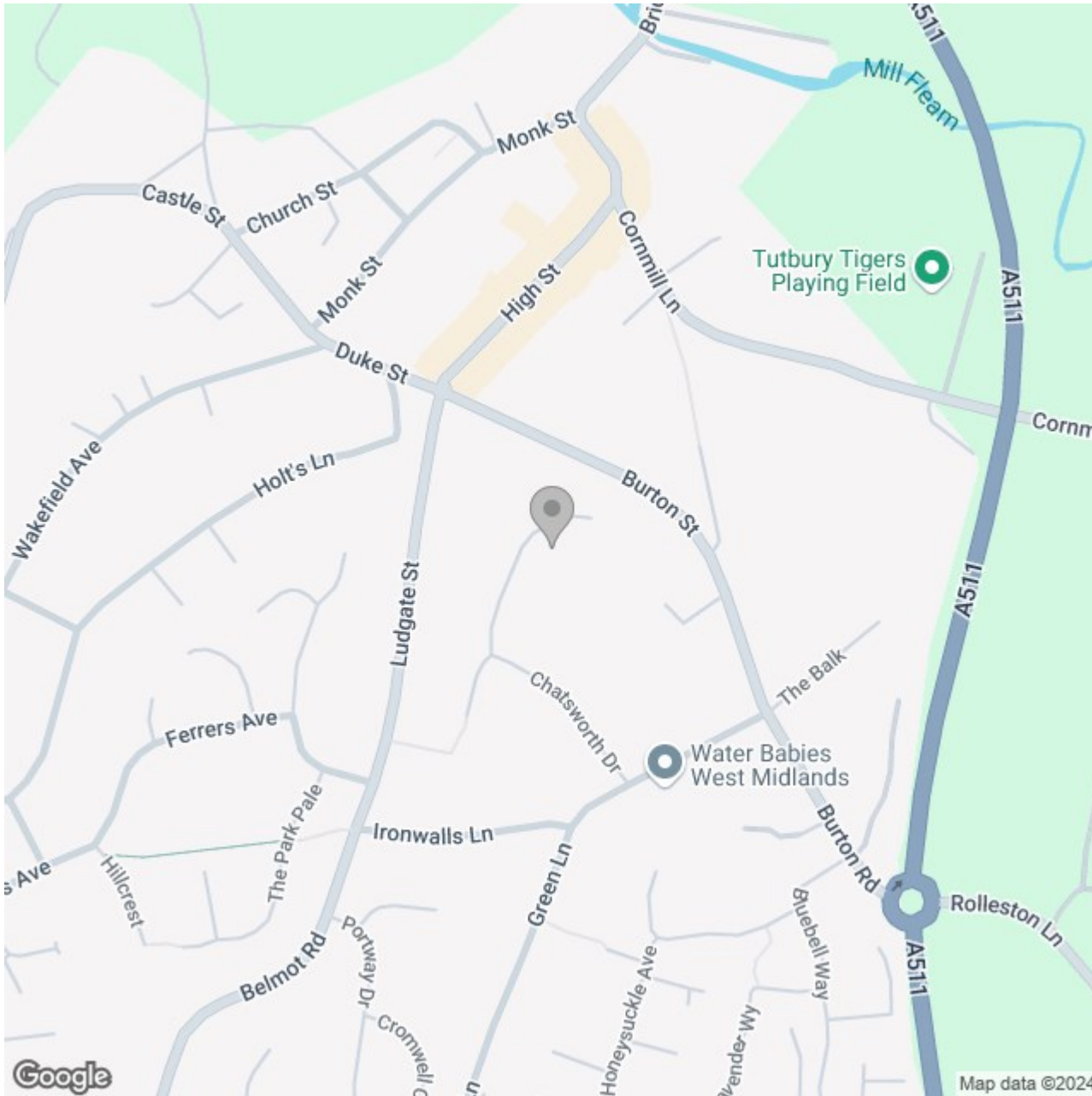


Approximate total area⁽¹⁾
66.81 m²
719.14 ft²

(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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	