







A stunning three bedroom end town house, situated within the beautiful village of Tutbury, having good access to a range of local amenities and transport links. The property benefits from open views to the side elevation, enclosed private garden, driveway to the rear aspect and garage, en-suite to the master bedroom and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Ground Floor

The accommodation leads through a composite front entrance door which leads into an entrance hall having stairs rising to the first floor and door leading to the living room. The living room benefits from a dual aspect to the front and side elevation, ample space to relax, under stairs storage cupboard and a door leading to the kitchen diner. The kitchen diner offers a selection of matching wall and base units having a gas hob with extractor over, electric oven, one and a half bowl sink with mixer tap and drainer and a double glazed window looking over open space, an opening leads to the utility area and double glazed french doors lead out onto the garden. Located from the utility area is a door leading to the downstairs WC/cloaks.

### First Floor

The first floor landing features a built in airing cupboard, stairs rising to the second floor and doors leading off to two bedrooms and a family bathroom. The family bathroom has a four piece suite comprising: a low level WC, wash hand basin with mixer tap, bath with mixer tap and handset over, shower cubicle with glass door and partially tiled walls.

### Second Floor

The second floor features an impressive master suite with built in sliding mirror wardrobes, study or dressing area and a door leading to the en-suite shower room. The en-suite shower room offers a three piece suite comprising: a low level WC, shower cubicle with glass door, wash hand basin with mixer



tap and partially tiled walls.

### Outside

The outside of the property to the front elevation offers a wrap around fore garden having low hedge row and path leading to the front entrance door. The same path leads to the rear aspect with a court yard offering a driveway for parking and a garage.















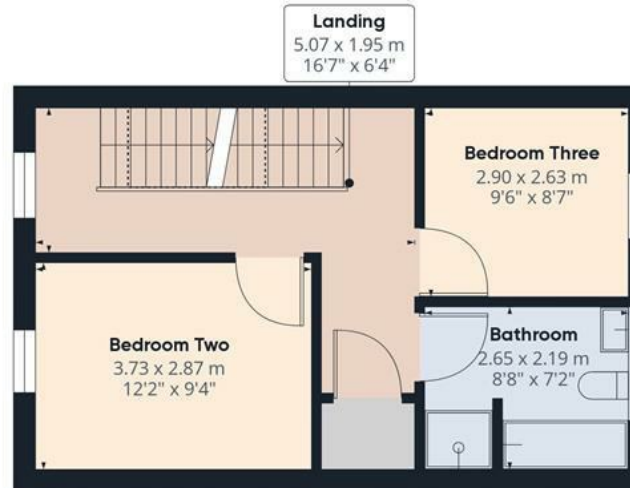




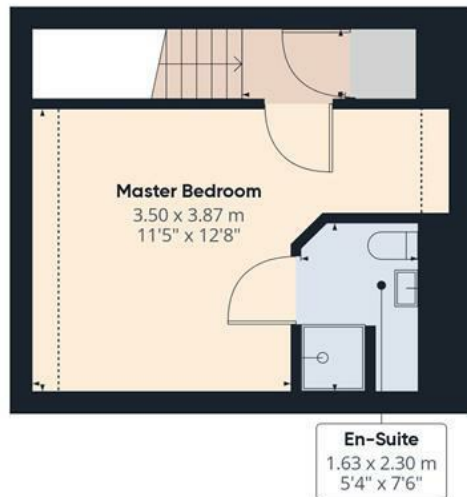




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

96.1 m<sup>2</sup>  
1034.41 ft<sup>2</sup>

**Reduced headroom**

3.72 m<sup>2</sup>  
40.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>

38.66 m<sup>2</sup>  
416.13 ft<sup>2</sup>

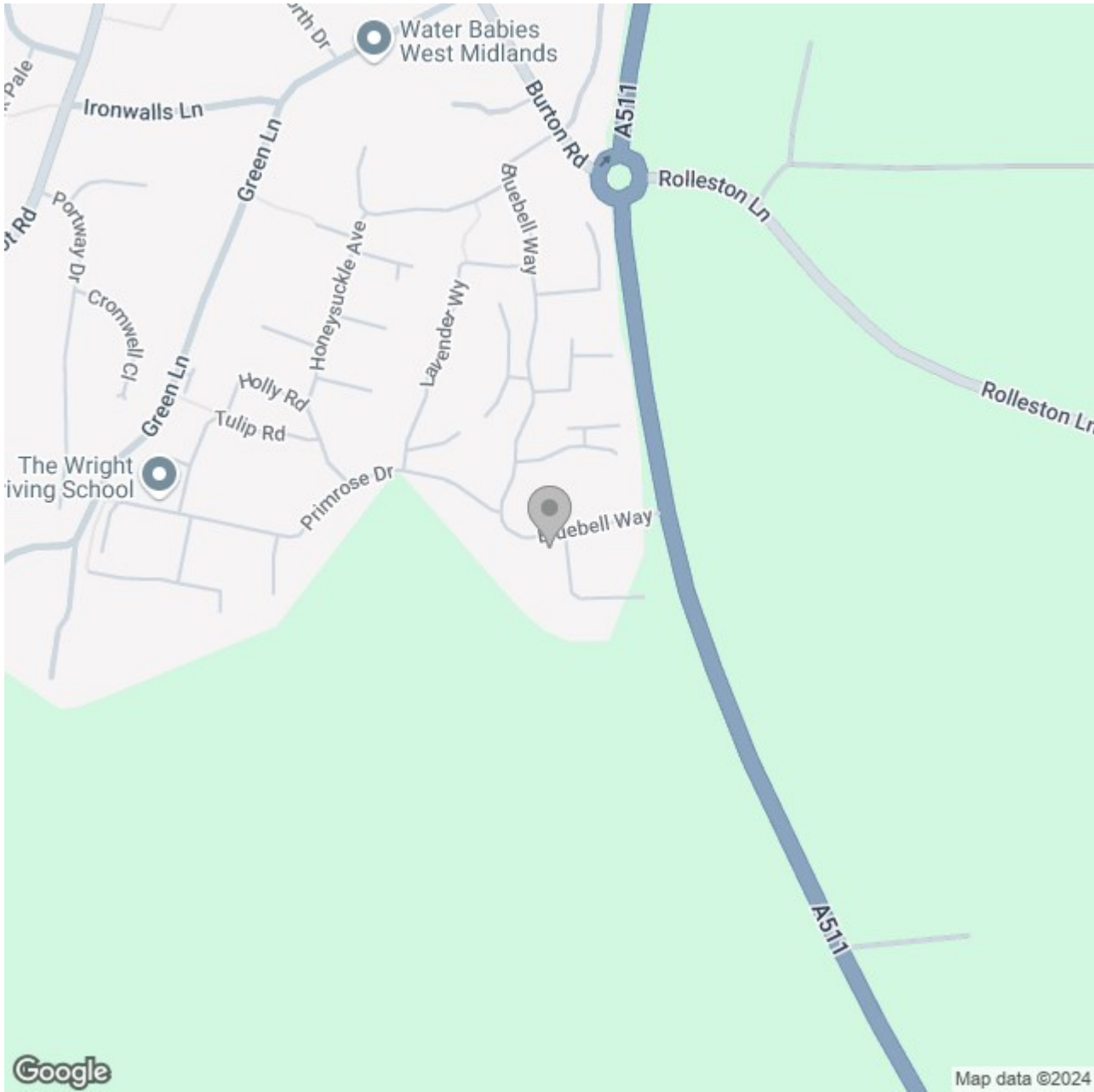
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Floor 0



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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	