





**** STUNNING PERIOD THREE BEDROOM PROPERTY WITH EXTENDED KITCHEN IN THE HEART OF TUTBURY **** This is a great opportunity to purchase a character property in beautiful condition offering a hall, lounge and separate dining room both with log burners, extended fitted kitchen with utility area and guest cloakroom. The first floor offers two bedrooms and a refitted bathroom with free standing bath and a corner shower, the second floor is a converted loft with bedroom and study area. Front and rear gardens. INTERNAL VIEWING IS HIGHLY RECOMMENDED. NO CHAIN



ABODE
SALES & LETTINGS

HALL

Side entrance door into the hall with stairs to the first floor and doors to –

LOUNGE

12' x 12'

Box window to the front elevation, feature log burner with exposed brick and a timber mantle and a radiator.

DINING ROOM

12' x 12'

Feature log burner with exposed brick and a timber mantle, radiator, under stairs storage cupboard and a door to the kitchen.

KITCHEN

8'9 x 12'1

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with five ring gas hob and an extractor hood. Integrated fridge/freezer, plumbing and space for a dishwasher. Sky light window and upvc double glazed window to the side and a tiled floor.

UTILITY AREA

Fitted units and work surface, plumbing and space for a washing machine, space for a tumble dryer, tiled floor, radiator, upvc double glazed double doors onto the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, tiled floor.

FIRST FLOOR LANDING

Stairs to the second floor and a radiator.

BEDROOM 1

12' x 12;

Window to front and radiator.



BEDROOM 2

9' 4" x 8

Upvc double glazed window to rear, radiator.

BATHROOM

Refitted bathroom comprising a free standing bath, corner shower cubicle with rainfall shower head and hand held shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

SECOND FLOOR







BEDROOM 3

11' x 9' 4"

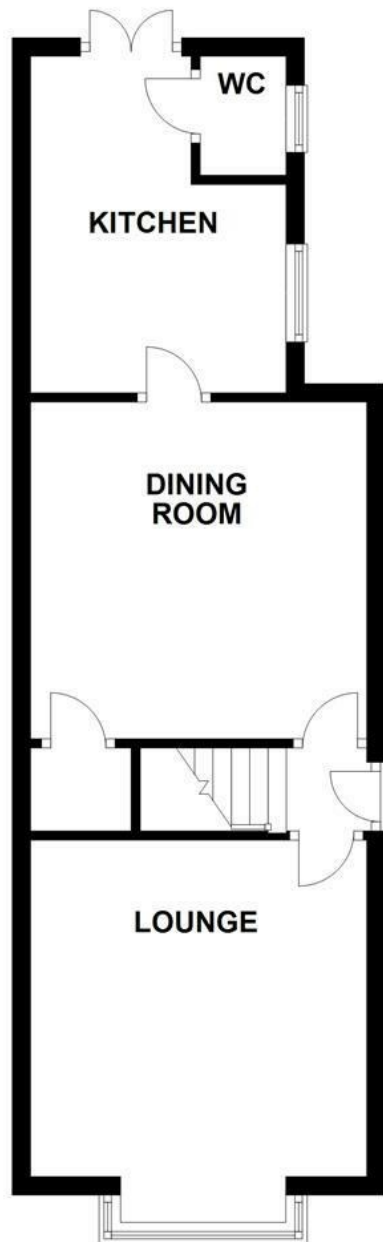
Two double glazed velux skylights and a radiator.

OUTSIDE

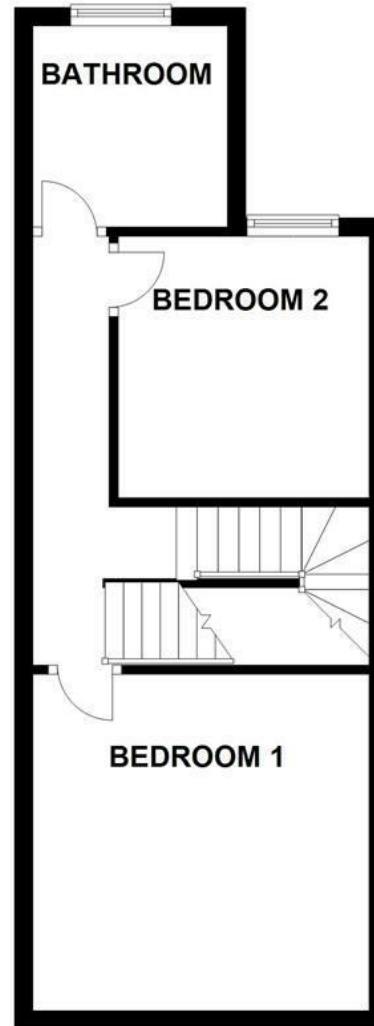
Steps upto a front lawn and side access to the enclosed rear garden offering a paved patio and rased lawn.



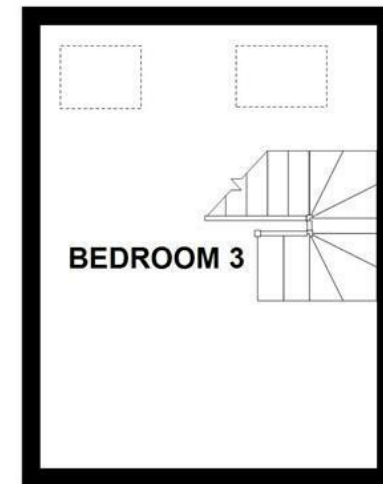
GROUND FLOOR

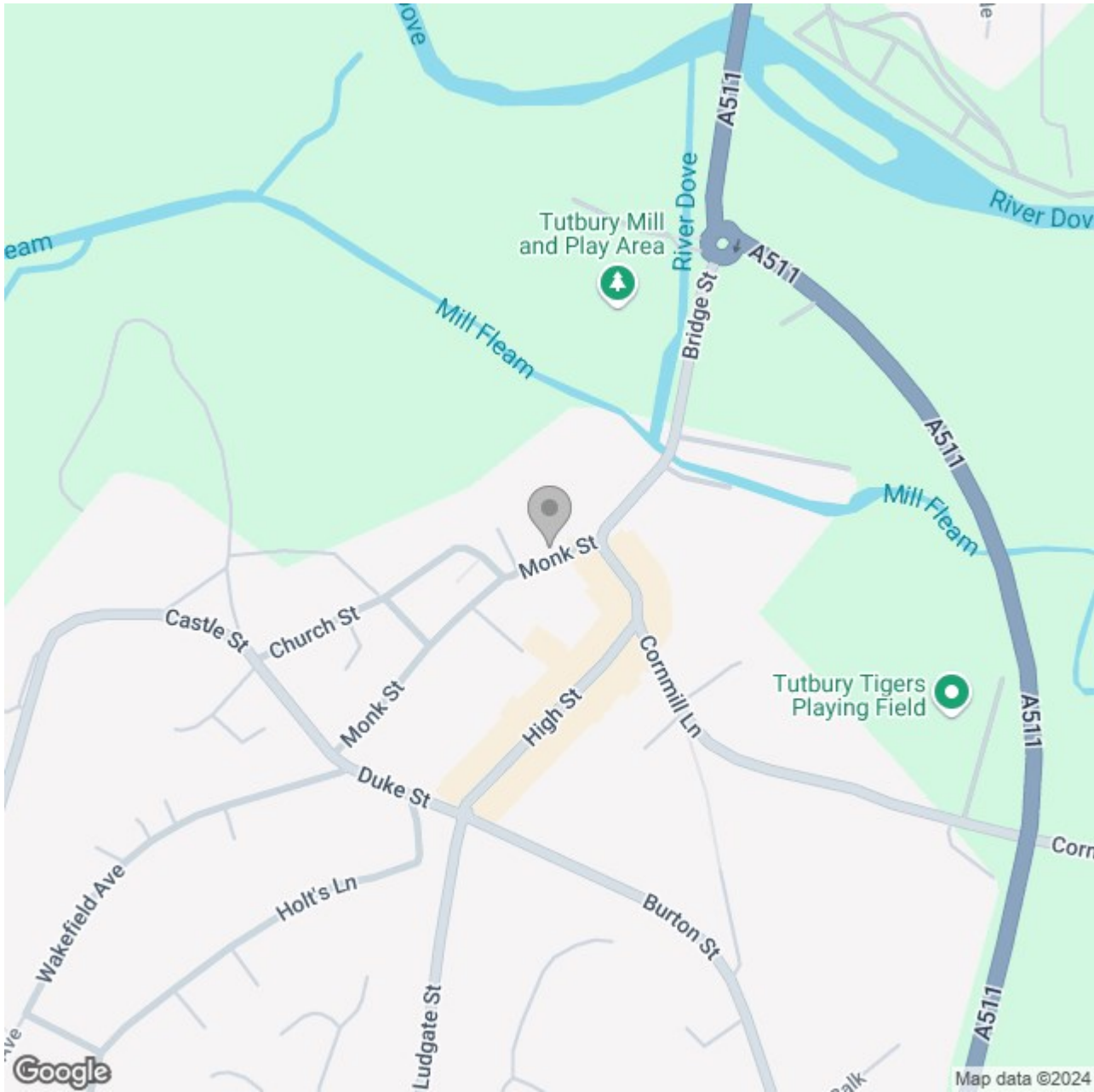


FIRST FLOOR



SECOND FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	