





**** 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



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.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

94.27 m²
1014.72 ft²

Reduced headroom

7.69 m²
82.75 ft²

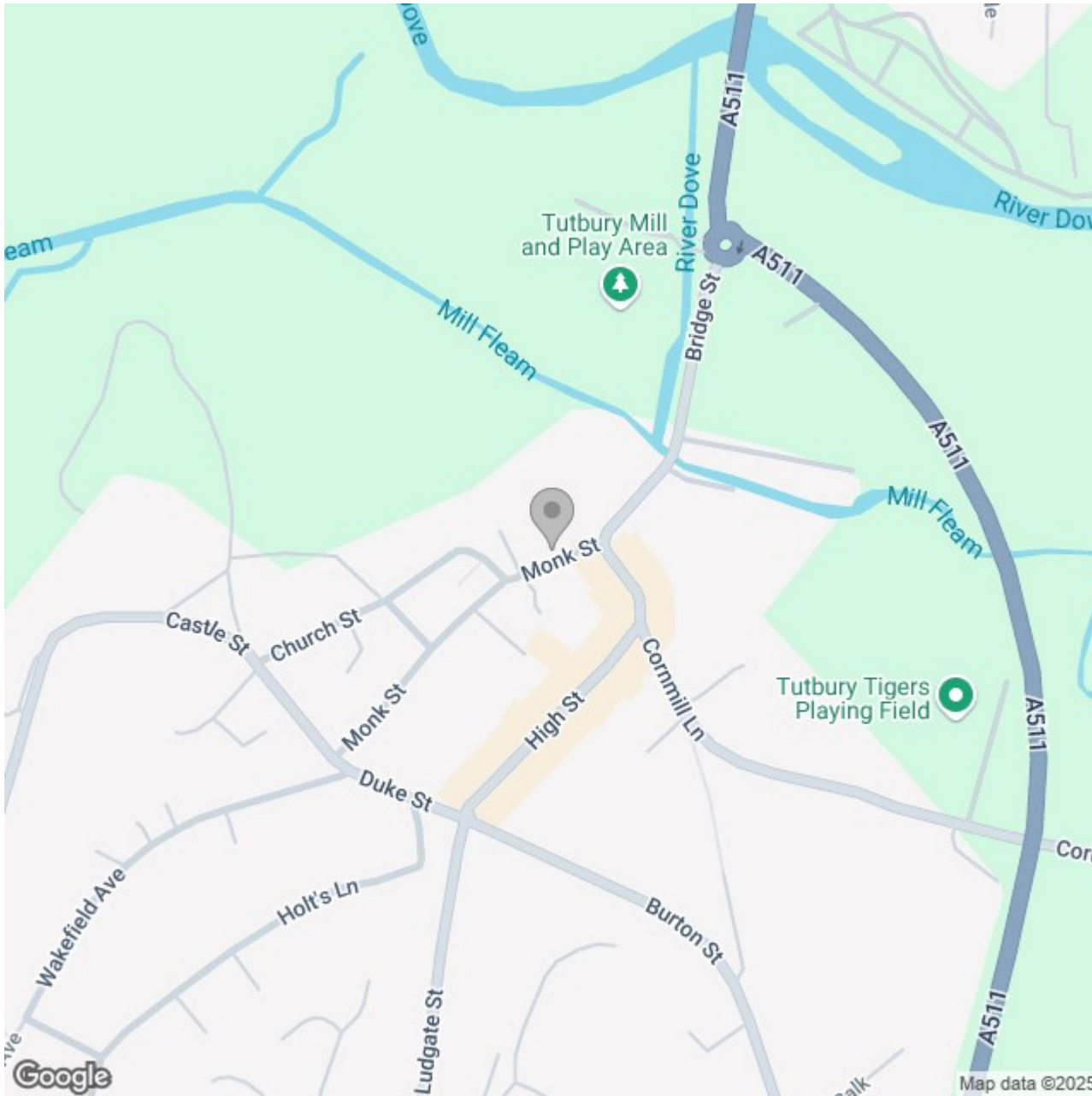
(1) Excluding balconies and terraces

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.

GIRAFFE360



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	