





 **ABODE**
SALES & LETTINGS

This exceptional six-bedroom detached family home provides expansive and beautifully presented living space in a sought-after rural location between Stretton and Tutbury. It boasts four adaptable reception rooms, two en-suite bedrooms, a generous driveway, and a secluded rear garden with stunning field views. The property offers a perfect blend of tranquillity and convenience, as it is free from an upward chain. It is move-in ready, allowing you to personalise it to your liking.



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Accommodation

Step into this thoughtfully extended home, designed for flexible and versatile living. The ground floor features four reception rooms, perfect for entertaining, family gatherings, or quiet relaxation. The stylish and spacious kitchen is a hub of the home, complete with high-quality fixtures and fittings to cater to the needs of modern living. Upstairs, six generously sized bedrooms provide ample space for family and guests, with two benefiting from en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and convenience for all.

Outside

The property is approached via a generous driveway, providing ample parking for multiple vehicles. To the rear, the private garden offers a peaceful retreat, with well-maintained lawns, an outbuilding for storage, and unobstructed views over picturesque fields. This outdoor space is ideal for children to play, al fresco dining, or simply enjoying the serene rural surroundings.

Location

Nestled between the sought-after locations of Stretton and Tutbury, this home offers the perfect blend of rural charm and accessibility. The nearby A38 and A50 motorway networks provide excellent transport links, making commuting straightforward. Local amenities, including shops, schools, and leisure facilities, are conveniently close, while the surrounding countryside offers opportunities for outdoor activities and exploration. This property



provides the serenity of a rural lifestyle with all the advantages of nearby towns.





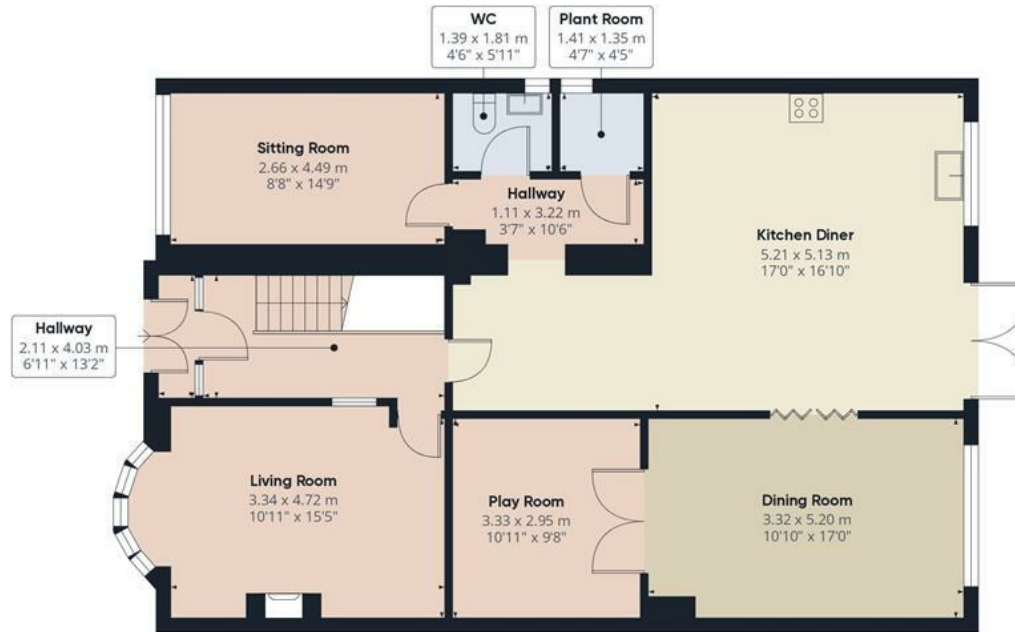




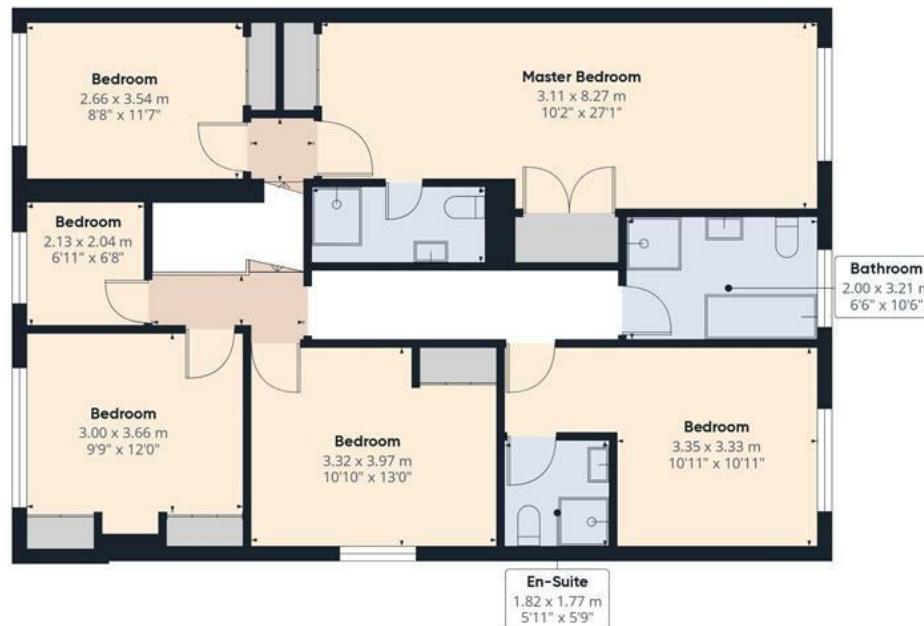








Floor 0



Floor 1

Approximate total area⁽¹⁾

207.73 m²

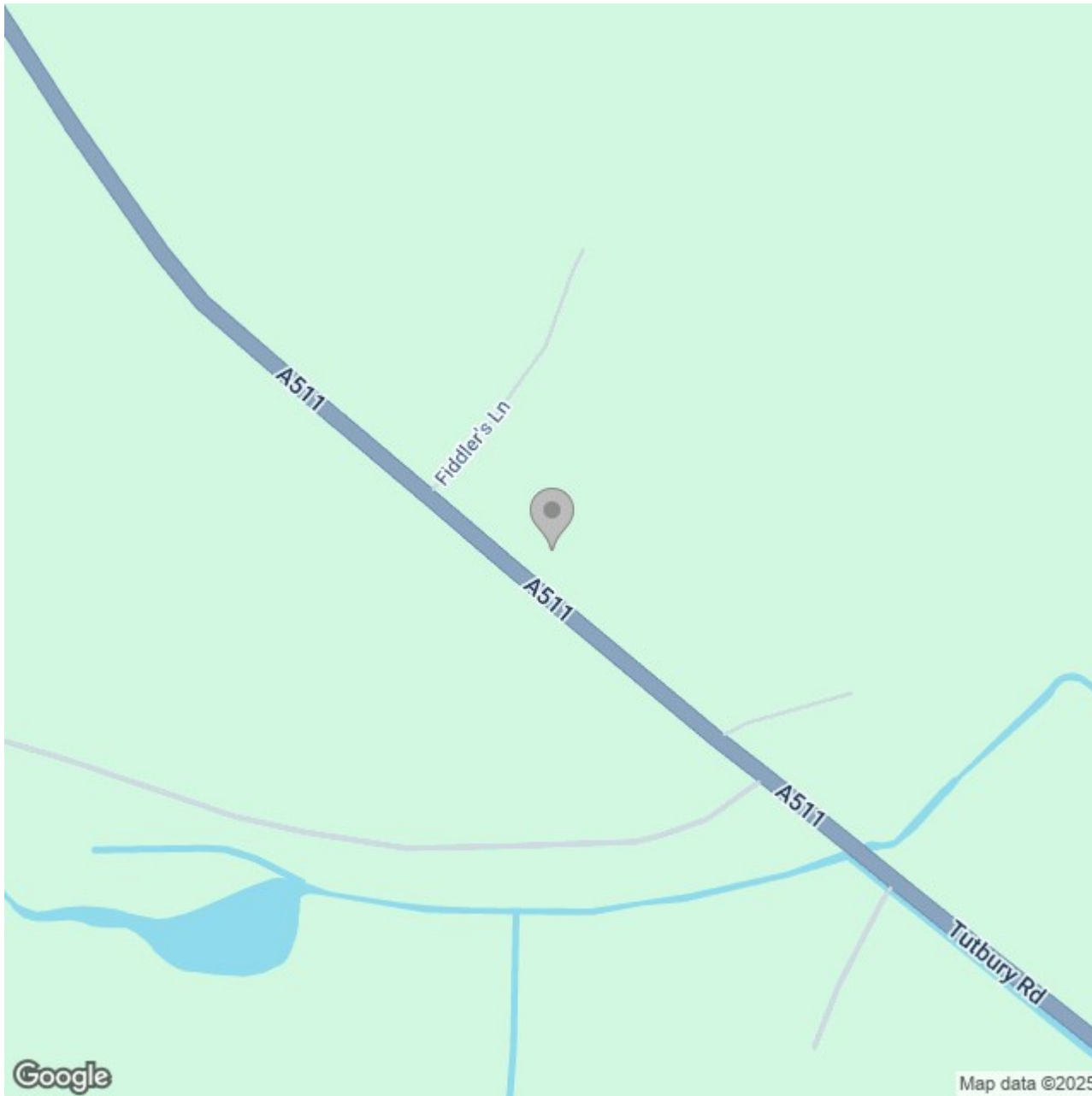
2235.99 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	51
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	