





This impressive four-bedroom detached family home is located in the sought-after village of Tutbury. Situated within a popular development, this property offers a range of desirable features.

Upon entering, you will be greeted by a spacious lounge, perfect for relaxing and entertaining. The property also includes a study, providing an ideal space for a home office or a quiet retreat.

The heart of the home is the well-appointed kitchen diner, offering ample space for family meals and social gatherings. The kitchen is fitted with high-quality fixtures and finishes, ensuring a modern and stylish aesthetic.

Upstairs, you will find four generously sized double bedrooms. The master bedroom boasts the luxury of an en-suite shower room, adding convenience and privacy.

The property also benefits from a garage, providing secure parking and additional storage space. Additionally, there is a high-quality composite cladding office/bar, offering a versatile space that can be customized to suit your needs.

Completing this fantastic property is a driveway, offering off-road parking for multiple vehicles.

Overall, this four-bedroom detached family home presents a wonderful opportunity to reside in a desirable location and enjoy spacious and well-designed living spaces.



## Accommodation

Upon entering the property through the front entrance door, you are welcomed into an L-shaped hallway. The hallway features Karndean flooring, a radiator, a staircase leading to the first floor landing, a ceiling light point, and provides access to the various rooms.

To the right of the hallway is the guest cloakroom, which also features Karndean flooring. The cloakroom is fitted with a low level WC, a wash hand basin with mixer tap, a radiator, and a ceiling light point.

Opposite the cloakroom is the dual aspect lounge. This spacious room boasts a window to the front aspect, french doors with glazed side panels leading out onto the rear garden, radiators, and ceiling light points.

Adjacent to the lounge is the dining kitchen, which is superbly fitted with a range of base cupboards and drawer units, as well as matching wall-mounted cabinets. The kitchen includes worktops with matching up-stands, an inset one and a half bowl composite sink unit with a mixer tap over, a four-ring gas hob with a glass splashback and an extractor hood over. Integrated appliances such as a dishwasher, double oven, fridge, and freezer are also included. Additionally, there is plumbing and space for a washing machine. The dining kitchen features a window overlooking the rear garden and french doors leading to the same. There is a useful under-stairs storage cupboard and further built-in storage cupboard. Recess ceiling downlights, tiled



and a radiator complete the space.

A study is also located on the ground floor, with a window to the front aspect, a ceiling light point, and a radiator.

Moving upstairs to the first floor, you will find the landing, which features a window to the side aspect, access to the loft, and a good-sized airing cupboard housing the Valliant domestic hot water and central heating boiler. From the landing, there are doors leading off to the various bedrooms and bathrooms.







The master bedroom is superbly fitted with a range of wardrobes providing hanging space. The bedroom offers a window overlooking the attractively landscaped rear garden. It also includes a radiator, ceiling light points, and has an en-suite shower room.

The spacious en-suite shower room is equipped with a toilet, a pedestal wash hand basin, and a good-sized shower enclosure with a bi-fold glazed door and dual-head showers. The en-suite features an obscure window to the rear aspect, a ceiling light point, and a chrome heated towel rail.



Bedroom two includes a built-in wardrobe providing hanging space and is equipped with a ceiling light point and a radiator.

Bedroom Three overlooks the rear garden. It features a radiator, a ceiling light point.

Bedroom Four includes a radiator and a ceiling light point.



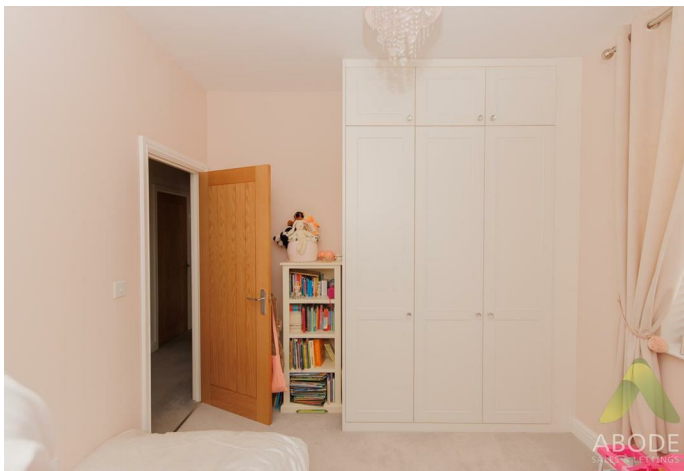
Lastly, there is a spacious family bathroom has a window to the front aspect and is equipped with a toilet, a pedestal wash hand basin, a panelled bath with a mixer tap and a separate shower attachment over, a glazed side screen, a chrome heated towel rail, attractive tiled surrounds, an extractor fan, and a ceiling light point.









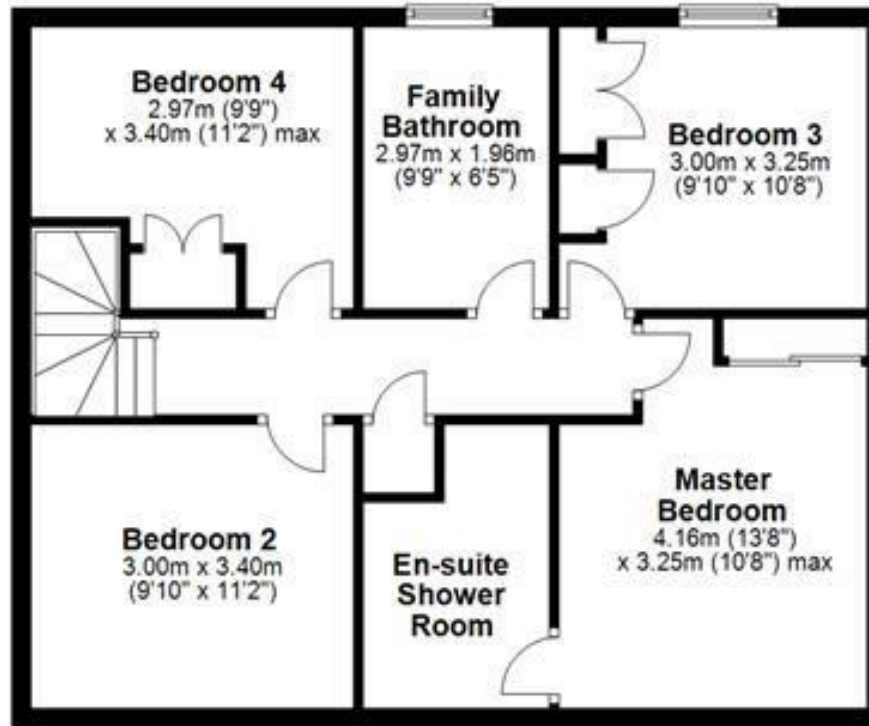


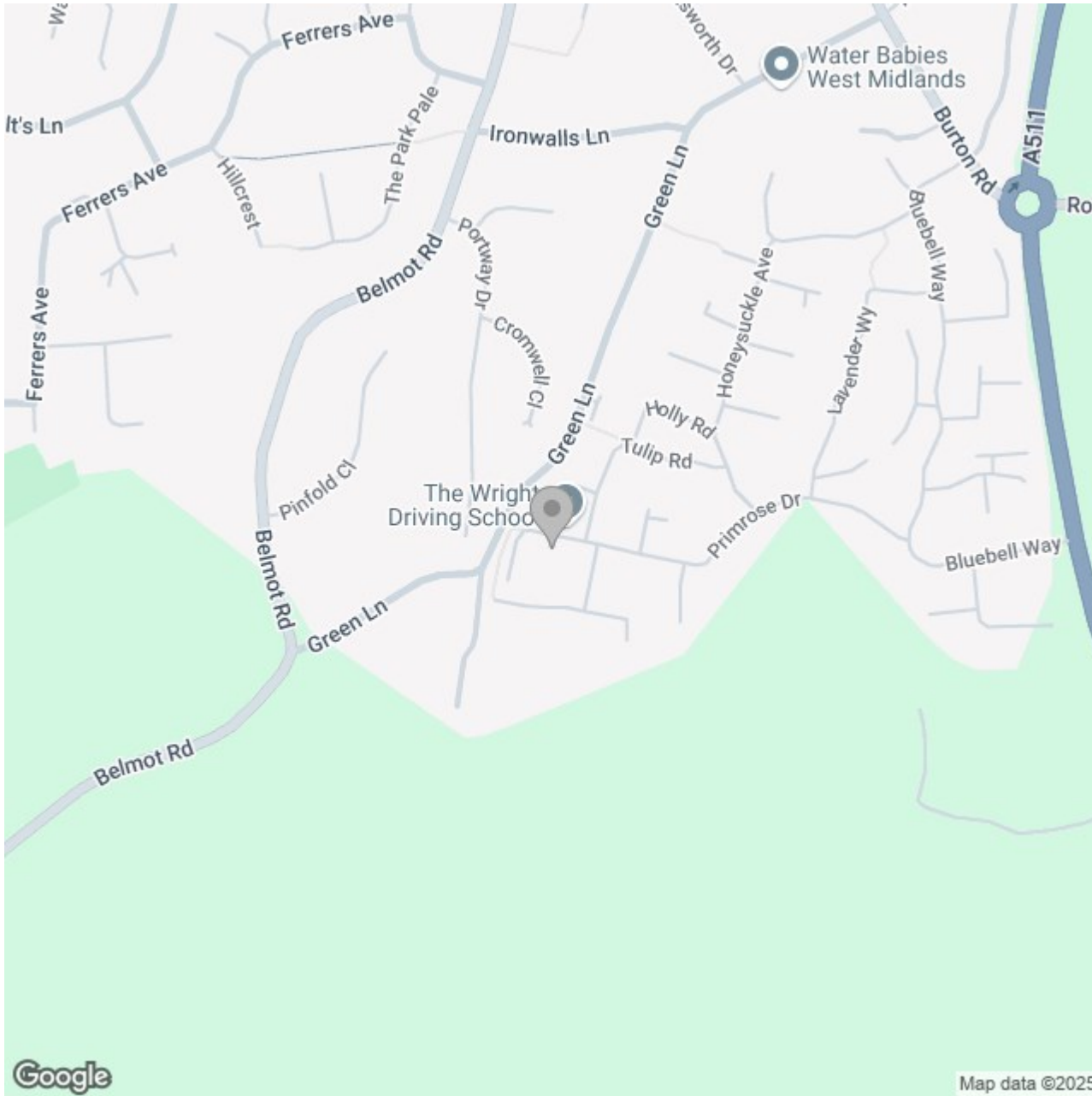
## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

## First Floor





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>84</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	