





This beautifully presented detached home, set behind double wrought iron gates, offers generous and versatile accommodation perfect for family living. Featuring a spacious lounge diner, a stunning open-plan kitchen, and a self-contained annex, it also boasts four double bedrooms, two en-suites, and a stylish family bathroom.

The property benefits from energy-efficient solar panels and an air source heat pump. Set within approximately a third of an acre, the exterior includes a block-paved driveway, well-maintained front garden, and a large rear garden with a putting green. Located between Tutbury and Stretton, with excellent transport links, this home is a must-see.

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Accommodation

Tucked away from the road behind double wrought iron gates, this immaculately presented detached property is approached via a sweeping driveway and an established front garden featuring mature trees. Providing spacious and adaptable accommodation, this home is ideal for family living.

As you enter, a welcoming reception porch leads into a generous reception hallway, complete with a staircase leading to a stunning gallery landing. A conveniently located guest cloakroom off the hallway is fitted with a white suite, including a WC, hand wash basin, and imported porcelain tiles.

The elegant lounge diner spans the front of the property, offering an open fireplace and a bay window. Laminate flooring continues into an additional sitting area, which enjoys lovely views of the rear garden through UPVC double-glazed French patio doors.

The heart of the home is the expansive open-plan dining kitchen, featuring gloss-fronted base cupboards and drawers, black granite work surfaces, and high-level wall units. A central island provides additional workspace and breakfast seating, while integrated appliances include a five-ring electric hob with an angled extractor hood, oven, microwave, double-drawer dishwasher, and wine cooler. A UPVC double-glazed window captures the scenic view of the rear garden.

One of the standout features of this home is the self-contained annex, accessed via the reception



hallway. It includes a kitchen with base cupboards, drawers, a built-in fridge, freezer, oven, hob, and extractor hood, all set on ceramic tiled flooring. The annex also has a sitting area (currently used as a bedroom) with laminate flooring, a UPVC window, and a door leading to the rear garden. The separate bedroom is equipped with an upright radiator and a UPVC double-glazed window, while the modern shower room includes a low-level WC, hand wash basin, and a walk-in shower with a glass screen.

The first floor accommodation is accessed from the gallery







landing, with French patio doors leading to a front-facing balcony, offering a charming spot to sit and enjoy the view of the front garden. The master bedroom, positioned across the rear elevation, includes built-in wardrobes, polished laminate flooring, a UPVC double-glazed window, and an en-suite shower room with a WC, hand wash basin, fitted wall mirror cabinet, and shower enclosure.

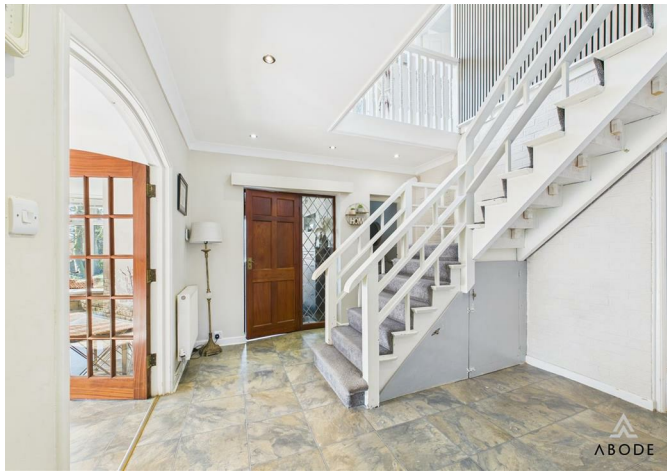


A second double bedroom at the front of the property benefits from its own en-suite shower room, featuring a WC, hand wash basin with storage below, shower enclosure, and imported wall tiles. Two further spacious double bedrooms share a centrally located family bathroom, which boasts a three-piece suite with a P-shaped shower bath, curved glass shower screen, WC, and vanity hand wash basin, complemented by stylish wall and floor tiling. The room also includes a heated towel rail and a window overlooking the rear garden.



Externally, the property benefits from a block-paved driveway and a well-maintained front lawn garden with mature trees. Side pedestrian access leads to the large rear garden, which includes a paved patio, lawn, and flower borders. A small putting green with a pitching net at the far end adds a unique feature for golf enthusiasts.

Located on Lodge Hill, between the villages of Tutbury and Stretton near Burton-on-Trent, this property offers excellent transport links, with easy access to the A38 for connections to Lichfield and Derby.











Floor 0



Floor 1

Approximate total area⁽¹⁾

216.75 m²
2333.07 ft²

Balconies and terraces

28.08 m²
302.25 ft²

Reduced headroom

0.43 m²
4.66 ft²

(1) Excluding balconies and terraces

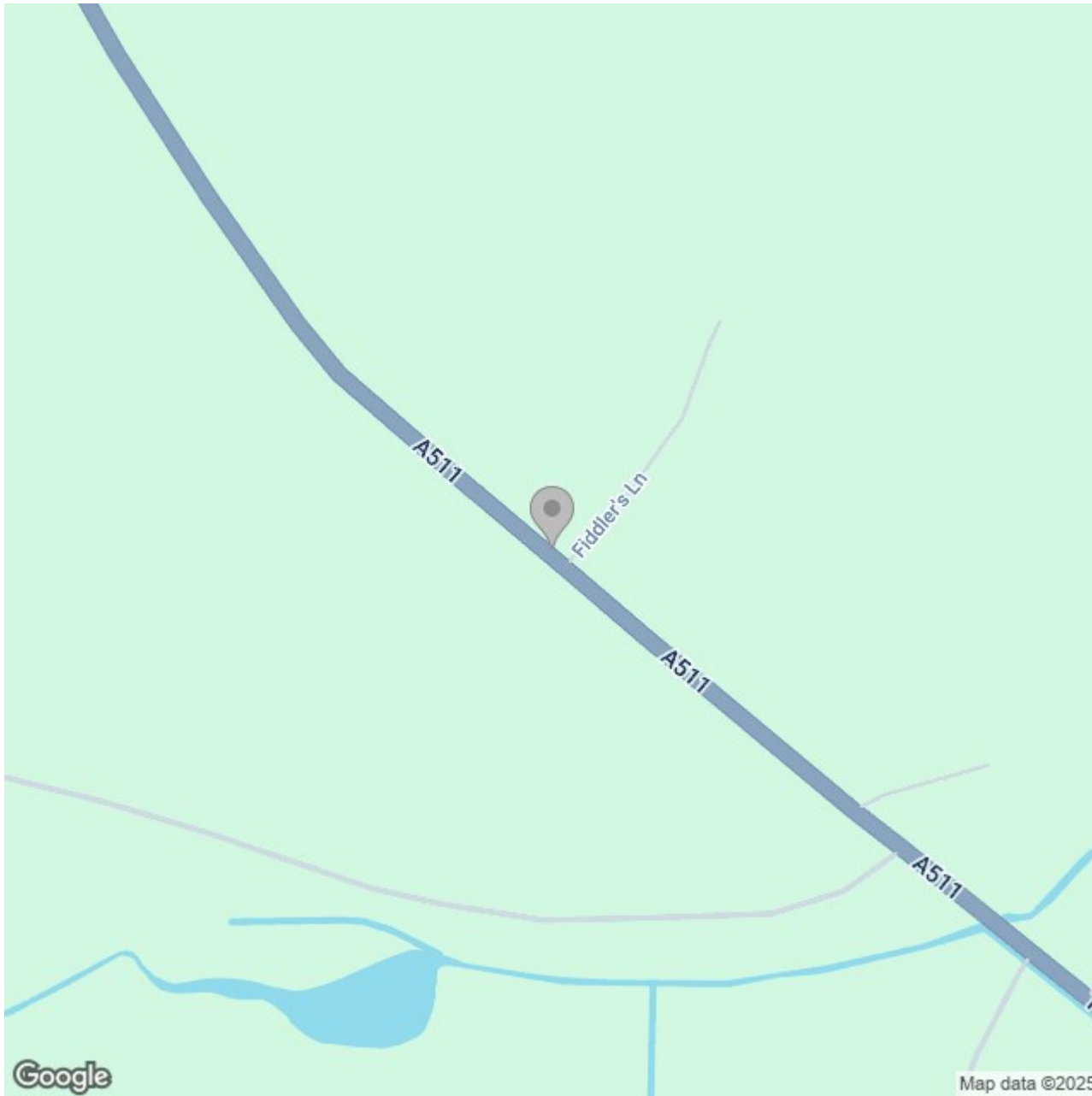
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |