





Situated in the heart of the historic village of Tutbury, this well-presented three-bedroom terraced home offers generous and versatile accommodation arranged over two floors, complemented by a long rear garden. The property is ideally suited to first-time buyers, young families, or those looking to enjoy village living with excellent access to local amenities and transport links.



## Accommodation

### Ground Floor

The accommodation opens into a spacious lounge diner, a bright and welcoming living space offering ample room for both seating and dining furniture. From here, an inner hallway provides access to the staircase rising to the first floor and leads through to the kitchen. The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces and tiled splash backs, with space for appliances. Beyond the kitchen is a further useful section, ideal for storage or utility use, and a ground-floor bathroom fitted with a white three-piece suite.

### First Floor

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom is a generous double room featuring extensive fitted wardrobes, providing excellent storage. The second bedroom is also a comfortable double room, while the third bedroom lends itself well to use as a child's room, home office, or nursery. Completing the first floor is a separate WC, adding to the practicality of the layout.

### Outside

To the rear, the property enjoys a long garden, predominantly laid to lawn with a paved seating area adjacent to the house. The garden is enclosed by timber fencing and also benefits from useful outbuildings/sheds, offering additional storage. The



length of the garden provides plenty of scope for outdoor entertaining, gardening, or family use.

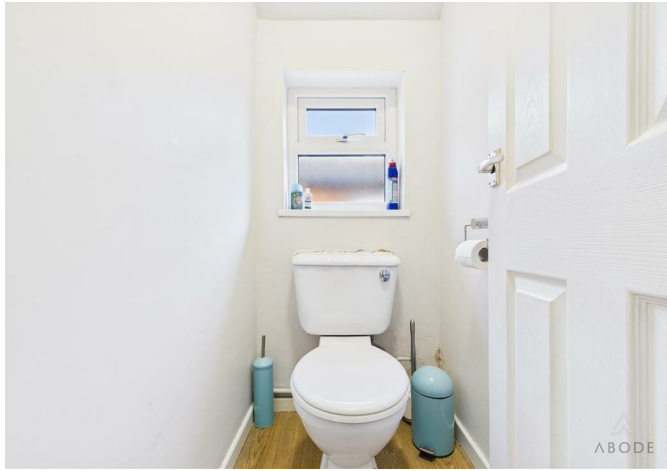
### Location

The property is conveniently located within Tutbury, a sought-after village renowned for its historic charm, local shops, pubs, and amenities, including the well-regarded Tutbury Castle. The village offers good access to schooling, countryside walks, and road links to Burton-on-Trent, Derby, and beyond, making it an excellent choice for commuters and those seeking a village lifestyle.



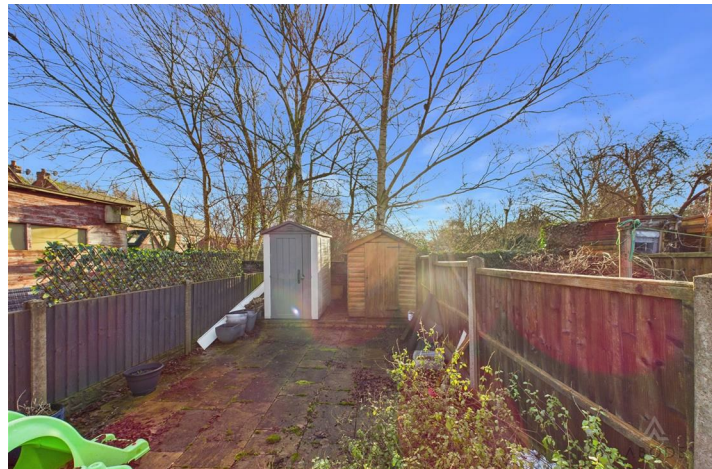
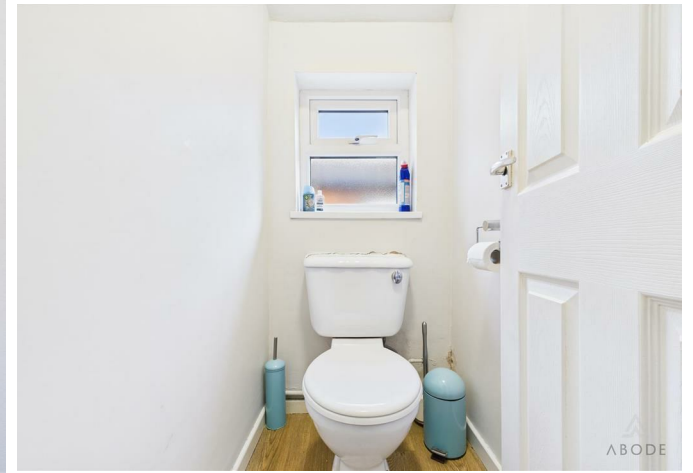


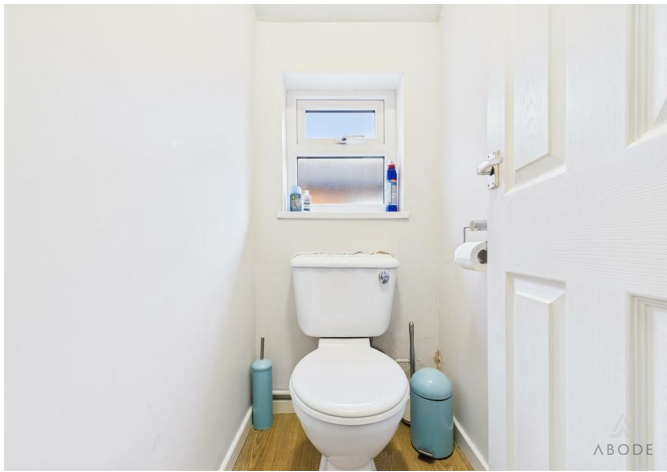


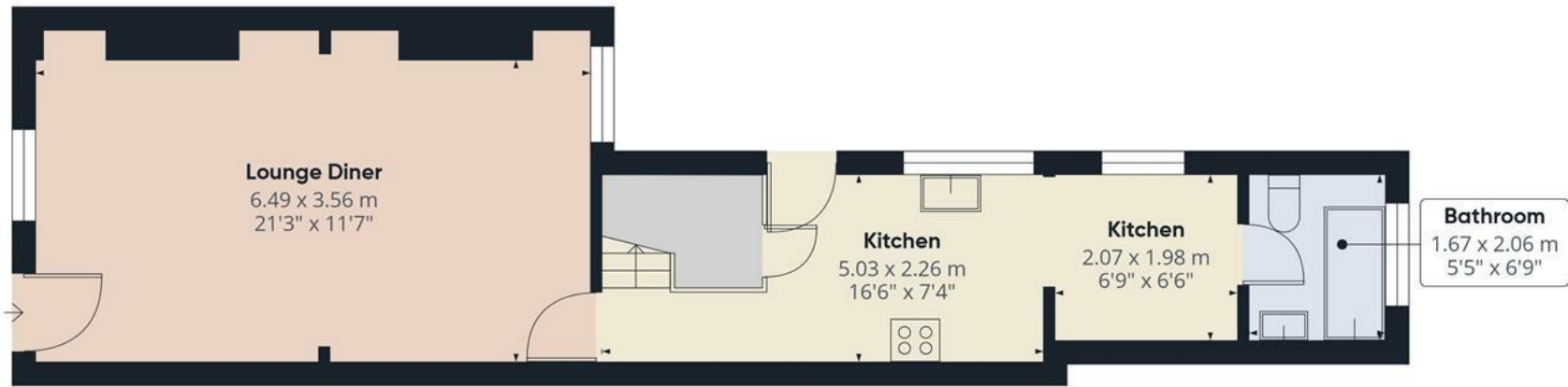








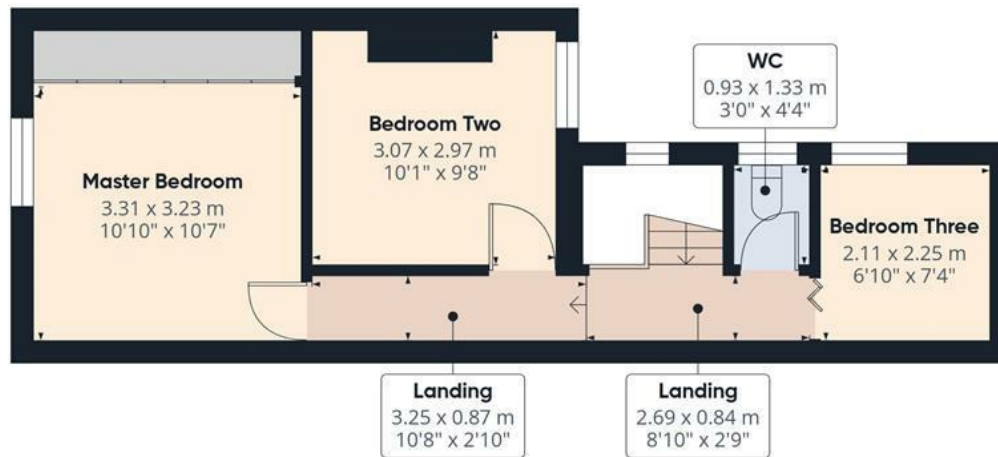




Floor 0

Approximate total area<sup>(1)</sup>

77.6 m<sup>2</sup>  
835 ft<sup>2</sup>



Floor 1

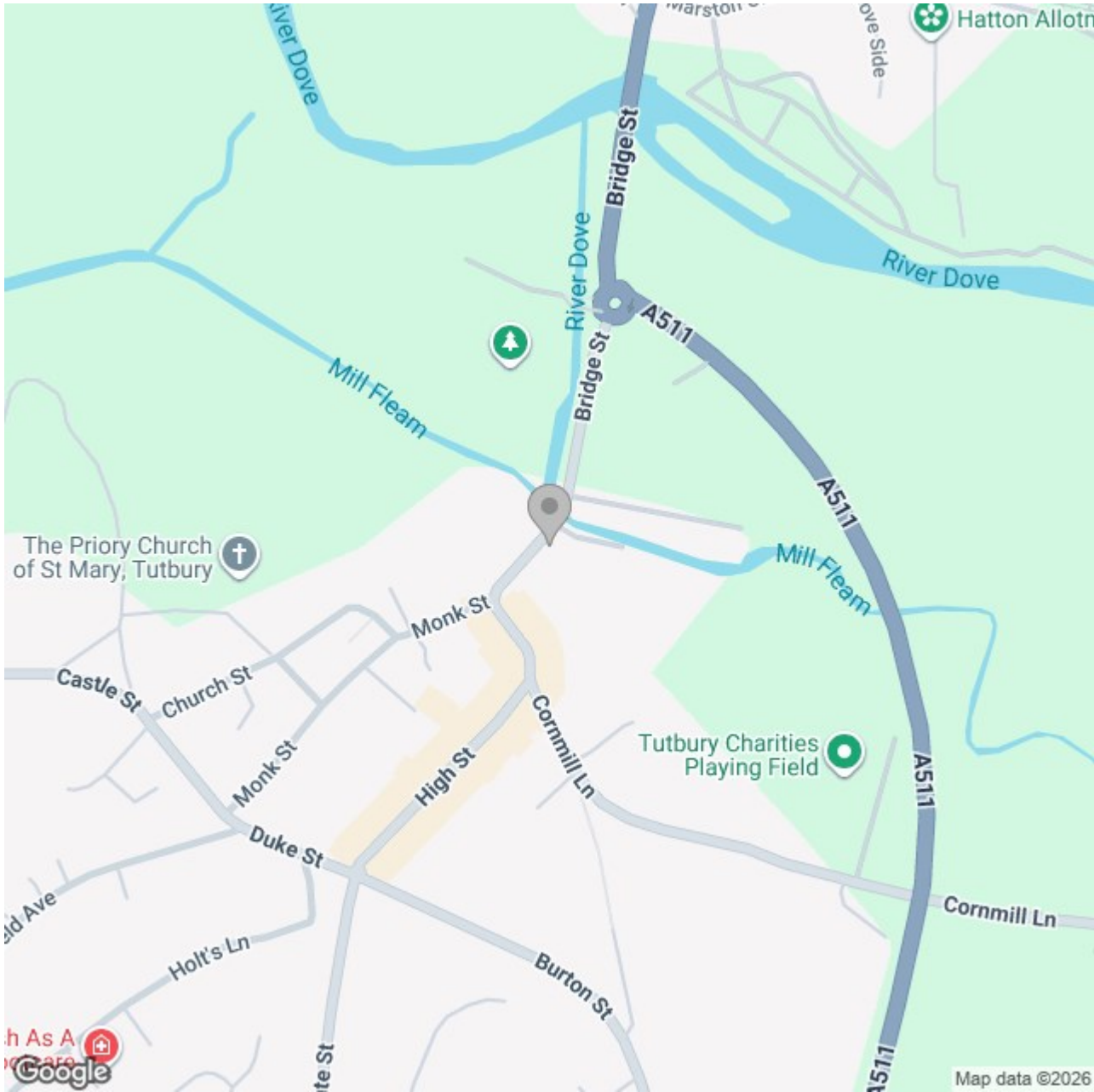
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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	