





Located within the ever-popular and historic village of Tutbury, this well-presented and extended three-bedroom end townhouse offers spacious and versatile accommodation, ideal for families, first-time buyers or those looking for additional ground floor flexibility.

Having been thoughtfully extended, the property benefits from generous living space, a ground floor WC, a versatile third bedroom on the ground floor, two first floor bedrooms, a private rear garden and off-street parking to the front. The layout offers practicality alongside comfortable living space, making this a superb opportunity within a sought-after village setting.



## Accommodation

### Ground Floor

The accommodation begins with an entrance hallway providing access into the main living areas and the ground floor WC.

The kitchen diner is positioned to the front and forms part of the extension, creating a noticeably larger and more sociable space than typically found within properties of this style. Fitted with a range of wall and base units with preparation work surfaces over, the kitchen provides space for appliances and ample room for a dining table, making it ideal for everyday family living.

A useful ground floor WC sits just off the hallway, an increasingly important feature for modern households.

To the rear of the property is the main living room, offering a comfortable reception space with French doors opening directly onto the rear garden. The natural light and garden access enhance the sense of space, while stairs rise from this room to the first floor.

Completing the ground floor is a versatile third bedroom, located within the extended section of the property. This room offers flexibility and could equally serve as a home office, playroom or additional reception room depending on individual requirements.

### First Floor

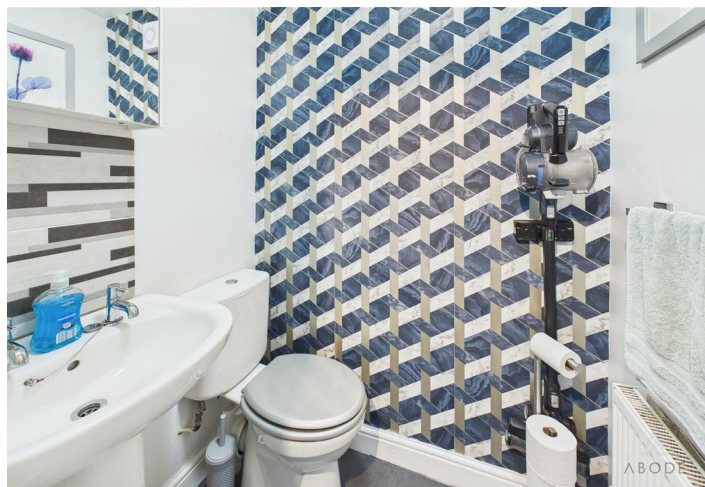
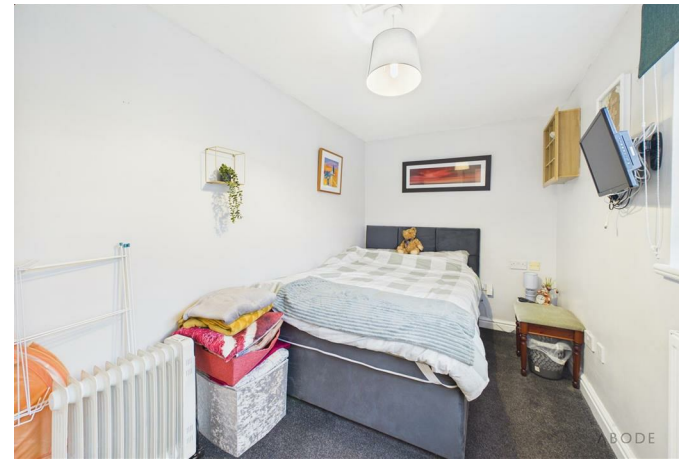


To the first floor, the landing provides access to two bedrooms and a shower room.

The master bedroom is positioned to the rear and offers generous proportions, with space for freestanding wardrobes and additional bedroom furniture.

The second bedroom is located to the front elevation and is well suited as a single bedroom, nursery or home working space.







The shower room is fitted with a walk in shower, wash hand basin and low-level WC, finished in a neutral style.

#### Outside

To the front of the property is a block-paved driveway providing off-street parking for multiple vehicles, a significant advantage for a village location.

The rear garden is enclosed and mainly laid to lawn, with a paved patio area directly off the French doors — ideal for outdoor seating and entertaining. A central pathway leads through the lawn towards the rear boundary, with fencing and brick wall boundaries providing privacy.



#### Location

Tutbury is a highly regarded and historic village offering a range of amenities including independent shops, public houses, cafés and well-regarded schooling. The village is home to Tutbury Castle and benefits from attractive riverside walks along the River Dove.



The property is well positioned for access to Burton upon Trent, Derby and surrounding villages, with Tutbury & Hatton train station providing convenient rail links to Birmingham and beyond.













Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

64.5 m<sup>2</sup>

692 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

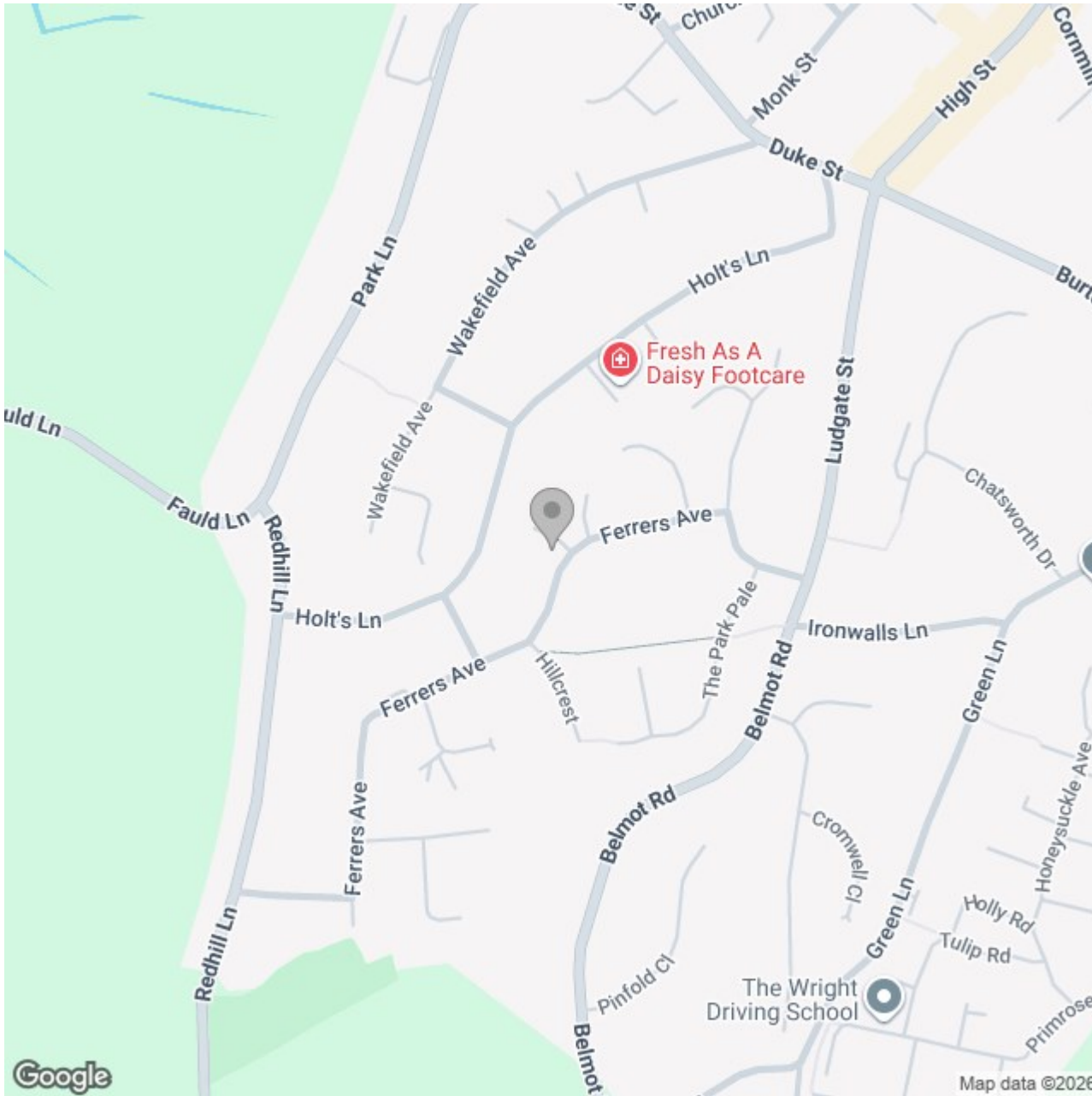
Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**





## 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>		
(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	