





Situated within the sought-after village of Tutbury, this beautifully presented two-bedroom home offers far more than first meets the eye. Having been thoughtfully improved and styled throughout, the property blends character features with a light, contemporary finish, creating a warm and inviting living space. A standout feature is the exceptional rear garden, which is extensive, offering a wonderful sense of space, privacy, and versatility.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway, finished in neutral tones with a continuation of the property's bright and airy aesthetic. From here, doors lead through to the principal living spaces.

To the front, the living room is a comfortable yet stylish space, centred around a character fireplace with log-burning stove, complemented by feature wall panelling and traditional flooring, creating a cosy yet refined setting.

Positioned centrally, a second reception room provides additional flexibility as a sitting room or snug, again benefitting from character features and a seamless flow through to the kitchen diner.

To the rear, the kitchen/diner is a standout space, beautifully finished with a range of fitted cabinetry, integrated appliances, and ample work surface space. The room is enhanced by natural light from skylights and French doors, which open directly onto the garden, making it ideal for both everyday living and entertaining.

### First Floor

To the first floor, the landing leads to two well-proportioned bedrooms and the family bathroom.

The principal bedroom is a generous double, finished in a soft, neutral palette with ample space for furnishings. The second bedroom is also a good-sized room, offering flexibility for use as a guest



room, dressing room, or home office.

The bathroom is fitted with a modern suite comprising a freestanding-style bath, separate shower enclosure, wash hand basin, and WC, all finished to a high standard.

### Outside

Externally, the property continues to impress. The rear garden is a truly exceptional feature, extending to a substantial length and thoughtfully landscaped to create a





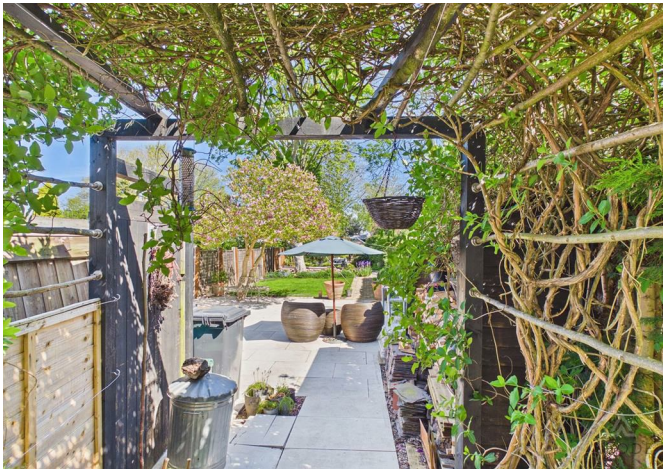


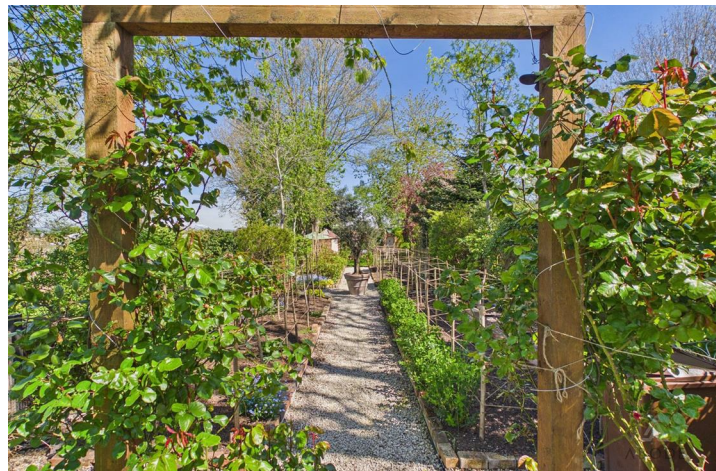
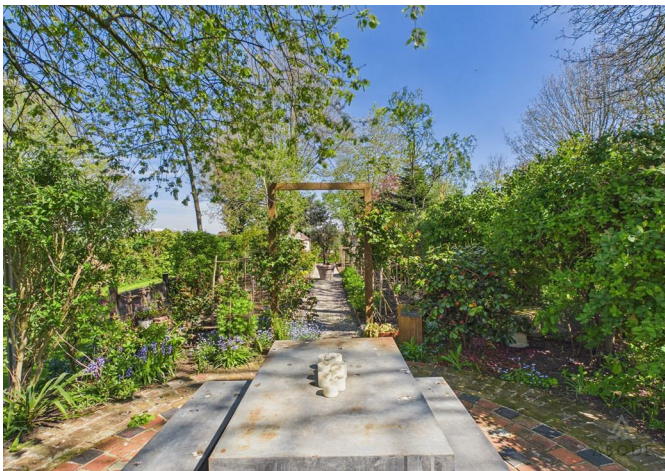
variety of distinct areas. With a combination of patio seating spaces, lawn, planted borders, and useful outbuildings including a greenhouse and sheds, the garden offers both practicality and a beautiful outdoor setting.

To the front, the property is set behind a low-level boundary with a pathway leading to the entrance.

#### Location

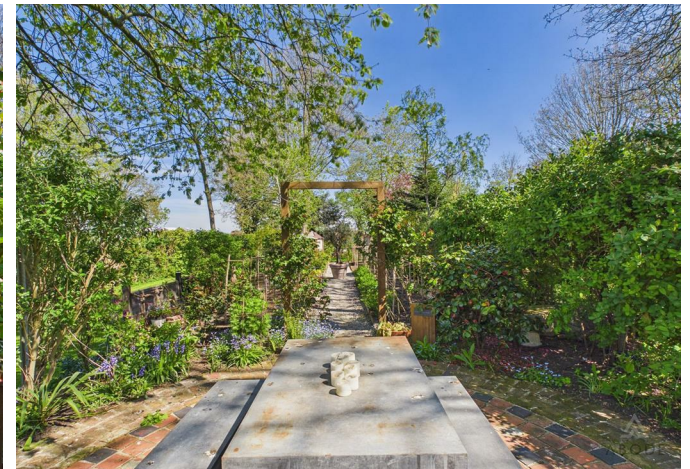
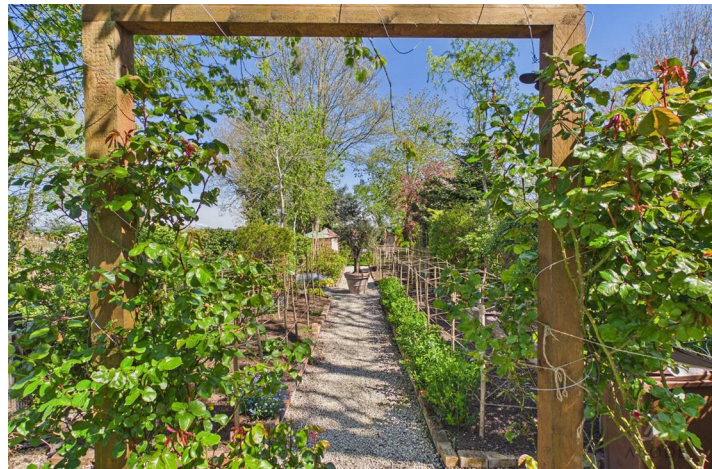
Tutbury is a well-regarded village offering a range of local amenities including shops, pubs, and schooling, along with excellent transport links to Burton-on-Trent, Derby, and the A38. The area is also known for its historic character, with Tutbury Castle and surrounding countryside providing attractive surroundings and leisure opportunities.

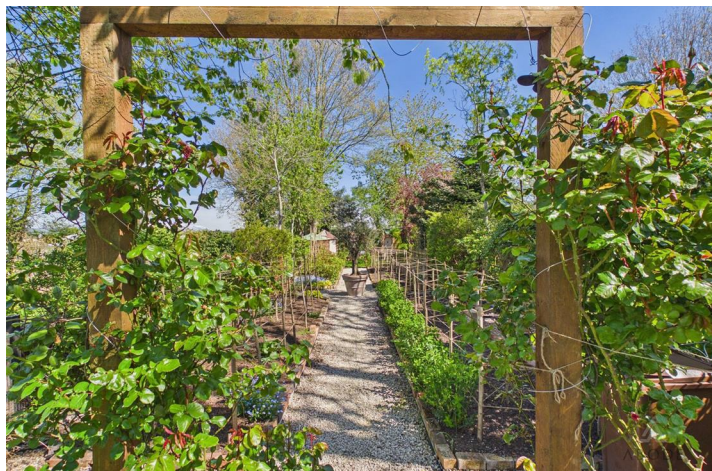


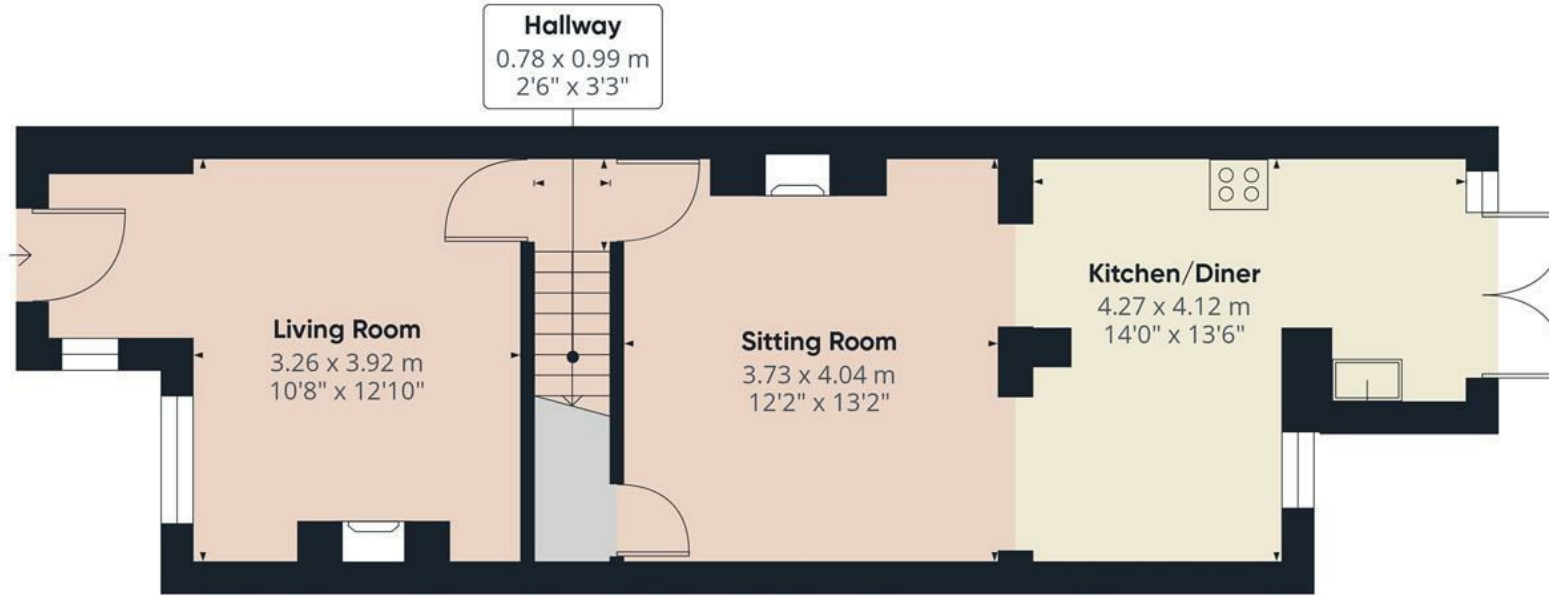












Approximate total area<sup>(1)</sup>  
81.5 m<sup>2</sup>  
878 ft<sup>2</sup>



**Hallway**  
2.15 x 0.88 m  
7'0" x 2'10"

**Bathroom**  
4.39 x 2.04 m  
14'4" x 6'8"

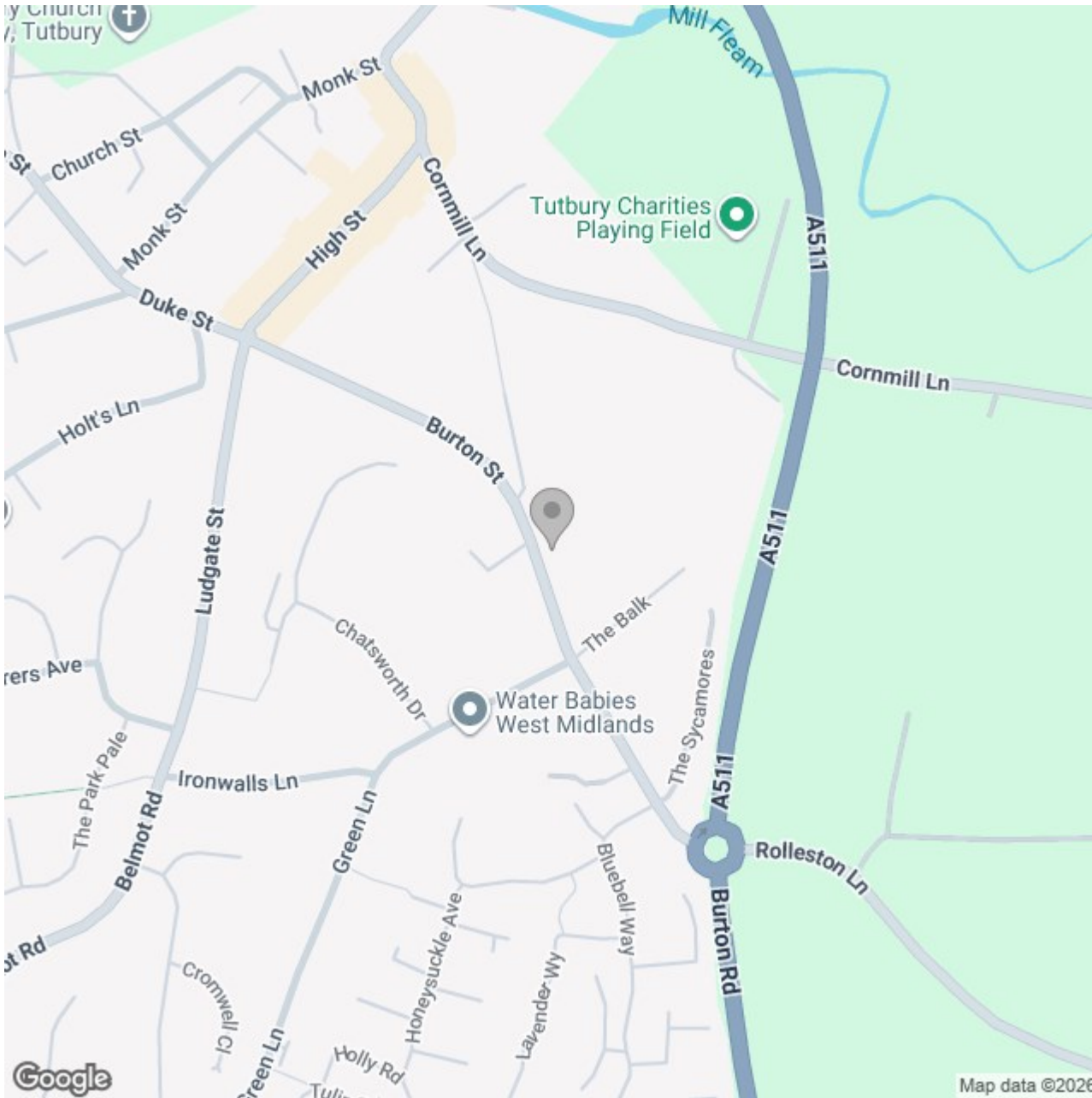


(1) Excluding balconies and terraces

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>		
(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	