





A well-proportioned four-bedroom semi-detached home situated in a popular residential area of Tutbury, offering generous living accommodation, a conservatory to the rear, and a good-sized garden, along with off-street parking and an integral garage.



## Accommodation

### Ground Floor

The accommodation begins with an entrance porch leading into a welcoming hallway, with stairs rising to the first floor and access to the main living spaces. The living room is positioned to the front and features a fireplace, creating a central focal point, with an opening leading through to the dining room. The dining room offers space for a family dining table and provides access through to the conservatory, which overlooks the rear garden and offers an additional reception area. From the conservatory a door leads to the utility and downstairs WC/cloaks. A further door from the utility leads into the garage.

The kitchen is fitted with a range of matching wall and base units with preparation work surfaces, incorporating a sink, hob, and oven, along with space for further appliances. A door from the kitchen leads through to the garage.

### First Floor

To the first floor, the landing provides access to four bedrooms and the main bathroom. The master bedroom is a spacious double room with the benefit of an en-suite shower room. Bedroom two is also a well-proportioned double, while bedrooms three and four offer further versatile accommodation, suitable for use as bedrooms, a home office, or additional reception space if required.

The family bathroom is fitted with a suite comprising a bath, wash hand basin, and WC.



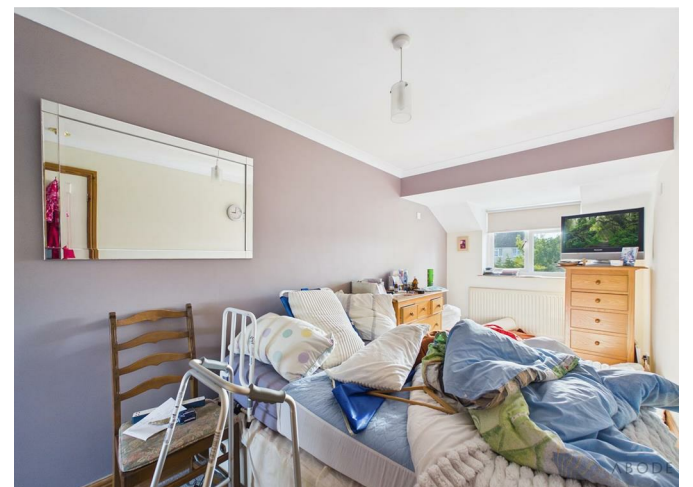
### Outside

To the front, the property benefits from a driveway providing off-street parking and access to the integral garage, along with a lawned fore garden. To the rear, the garden is mainly laid to lawn with established borders, along with patio seating areas and a pathway leading through the garden, offering space for outdoor seating and entertaining.

### Location

Tutbury is a well-regarded village offering a range of local





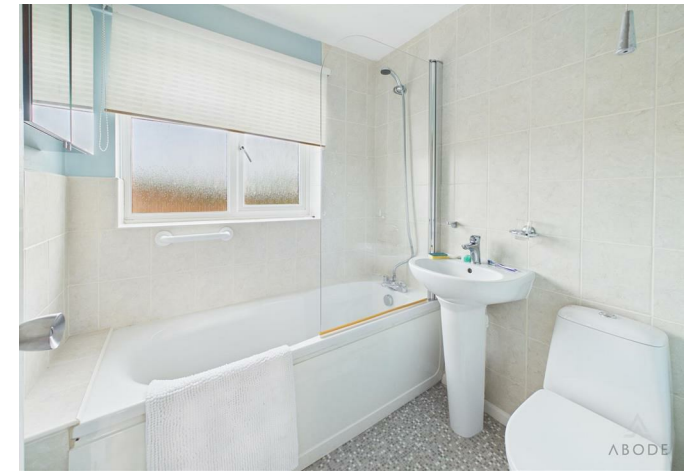
amenities including shops, public houses, and schooling, along with good access to nearby Burton-on-Trent and surrounding areas. There are also convenient transport links via road and rail, making it suitable for commuting.

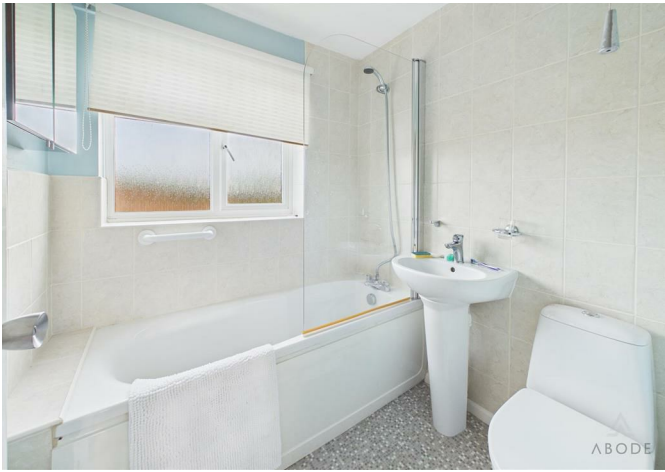


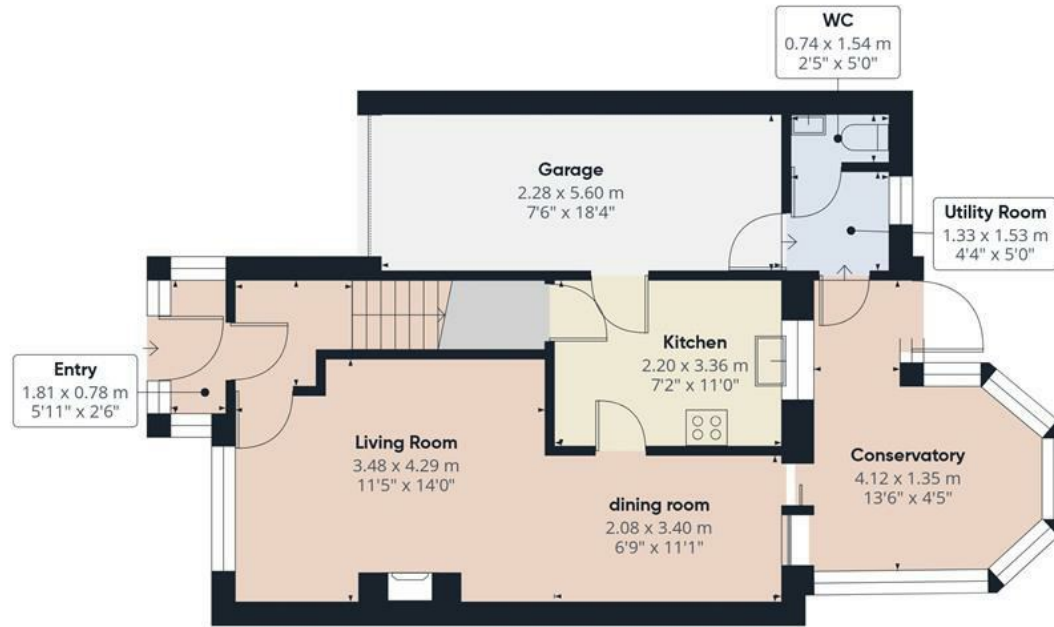










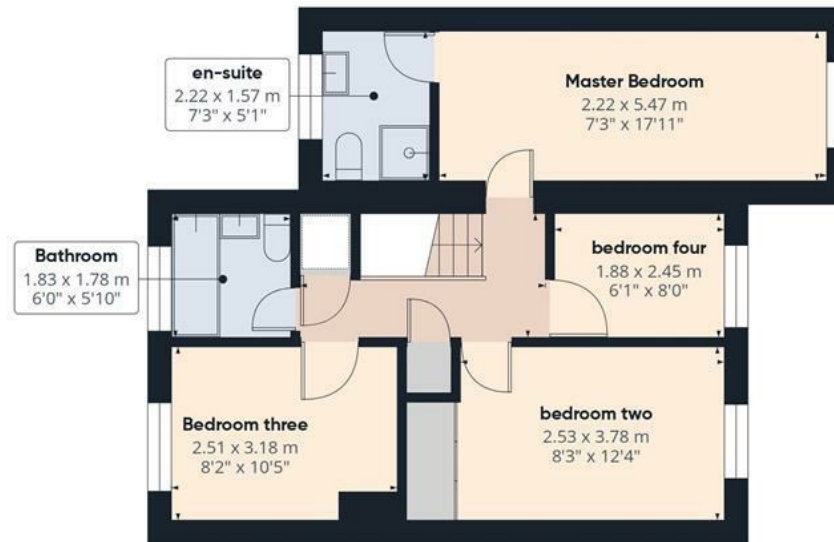


Floor 0

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

108.6 m<sup>2</sup>

1170 ft<sup>2</sup>



Floor 1

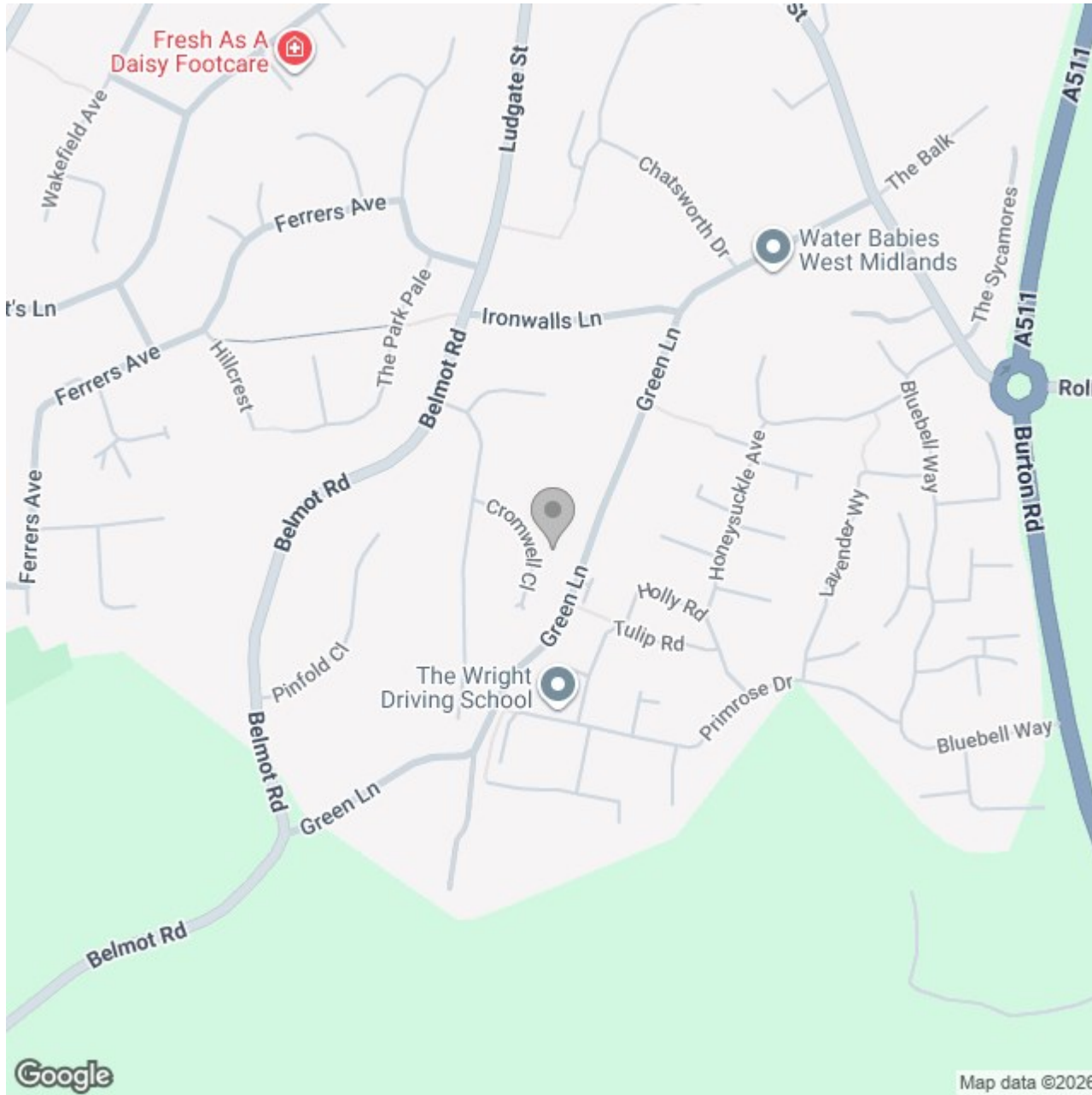


(1) Excluding balconies and terraces

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>		
(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	