





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.



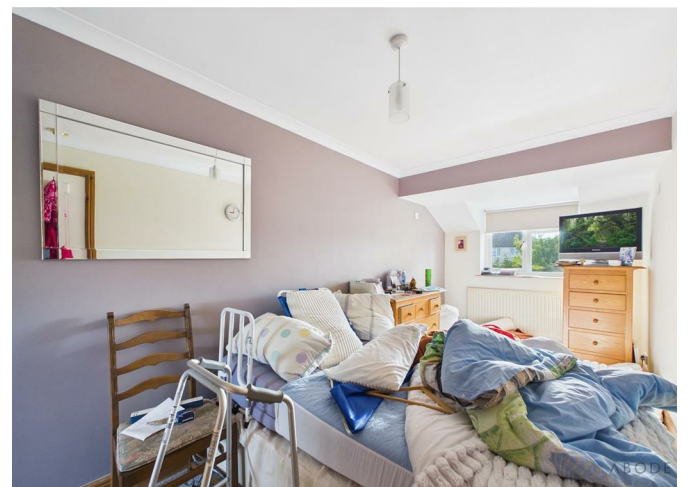
Outside

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



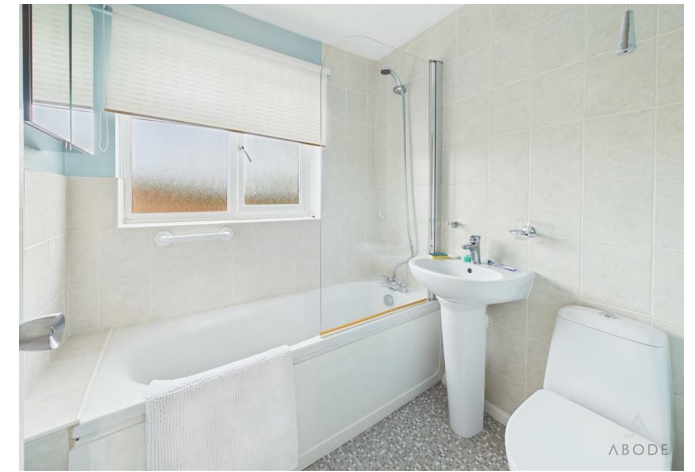




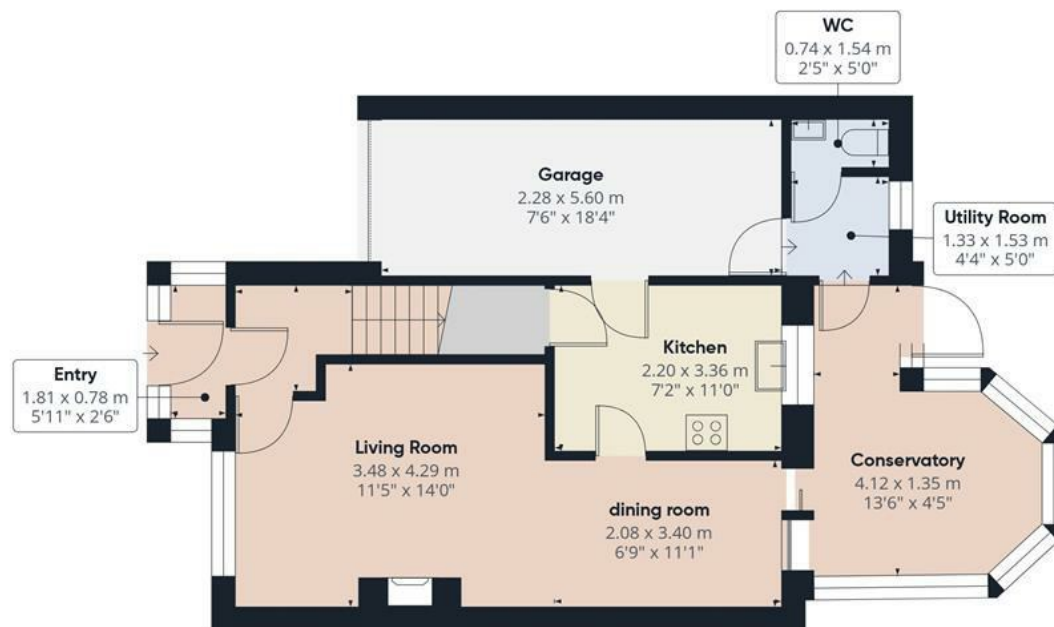
amenities including shops, public houses, and schooling, along with good access to nearby Burton-on-Trent and surrounding areas. There are also convenient transport links via road and rail, making it suitable for commuting.









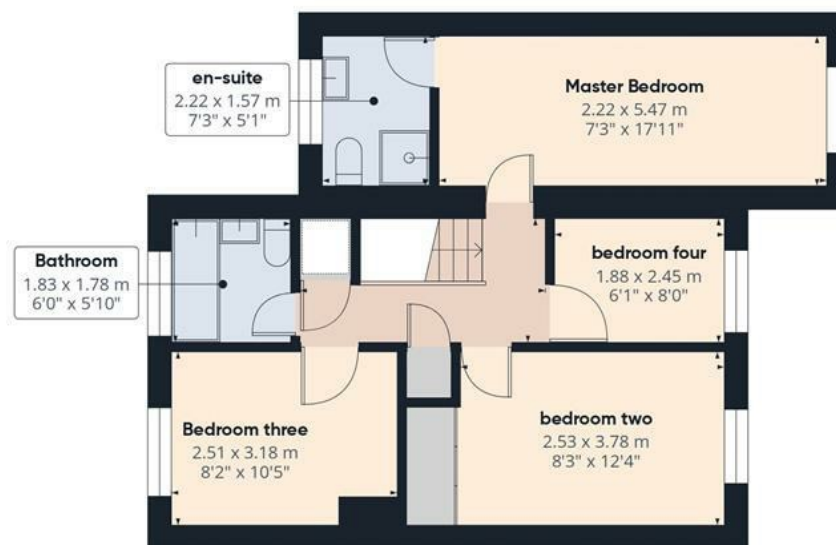


Floor 0

Approximate total area⁽¹⁾

108.6 m²

1170 ft²



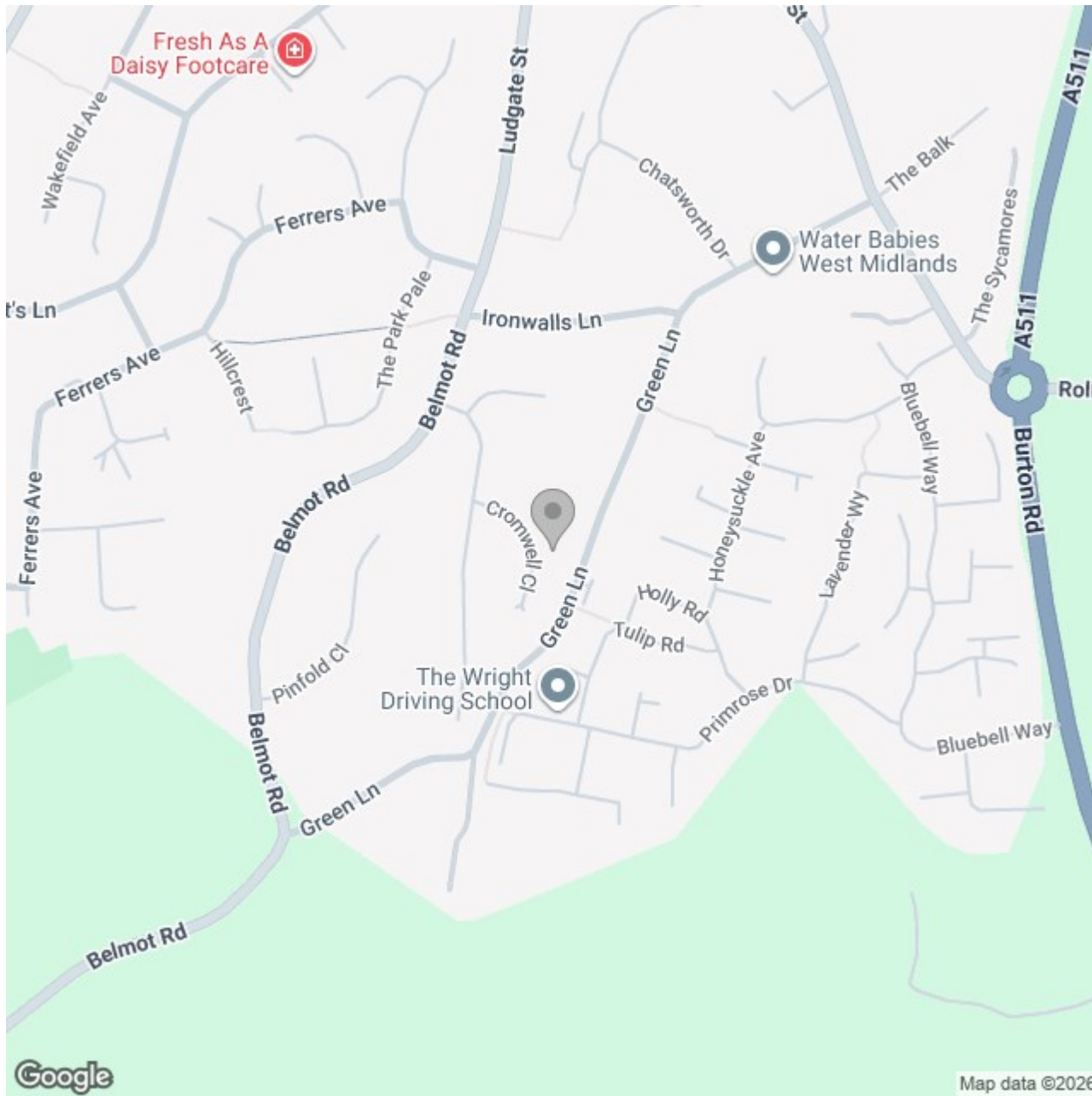
Floor 1

(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.

GIRAFFE 360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	