





Situated within a desirable cul-de-sac location in the sought-after area of Tutbury Hollow, this exceptional five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, complemented by ample off-road parking, a detached double garage, and beautifully landscaped rear gardens.

Finished to a high standard throughout, the property benefits from UPVC double glazing and gas central heating, and briefly comprises a welcoming entrance hallway, guest cloakroom/WC, spacious dual-aspect lounge, separate study ideal for remote working, and an impressive open-plan living dining kitchen forming the heart of the home. The contemporary kitchen is fitted with granite work surfaces, breakfast bar, and a full range of integrated appliances including double oven, microwave, dishwasher, wine cooler, fridge and freezer. A separate utility room provides additional storage and appliance space.

To the first floor are four well-proportioned bedrooms, including two generous doubles with stylish en suite shower rooms, together with a modern four-piece family bathroom featuring a separate double shower. The second floor is dedicated to the luxurious master suite, boasting a spacious dual-aspect bedroom, bespoke fitted dressing area, and an elegant four-piece en suite bathroom with twin vanity basins, bath, and separate waterfall shower.

Externally, the property enjoys ample driveway parking to the front alongside attractive planted borders, while the enclosed rear garden has been thoughtfully landscaped to provide lawned areas, seating terraces, and mature flower and shrub beds—perfect for both entertaining and family living.

Viewing is highly recommended to fully appreciate the size, specification, and superb location of this outstanding family home.



Hallway

A welcoming entrance hall featuring a composite front door with adjoining frosted glazed windows to the front elevation. A straight staircase rises to the first-floor landing, with a useful understairs storage cupboard housing the main alarm system. Additional features include a central heating radiator, thermostat, smoke alarm, and access to all principal ground floor rooms.

Study

A well-proportioned home office with a UPVC double glazed window to the front elevation and central heating radiator - ideal for remote working.

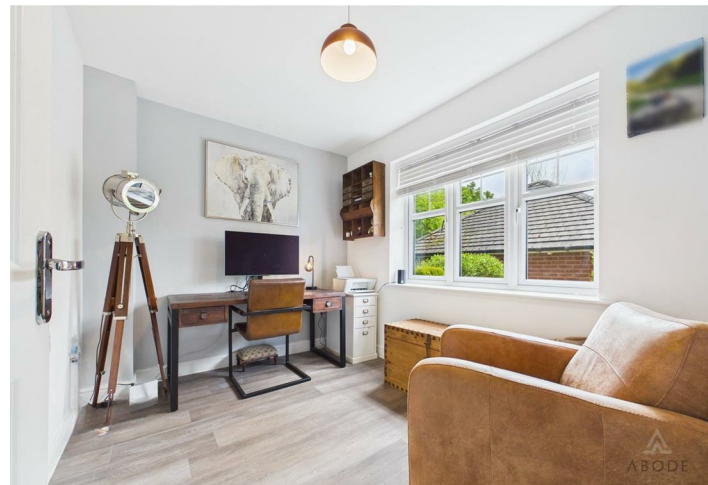
Lounge

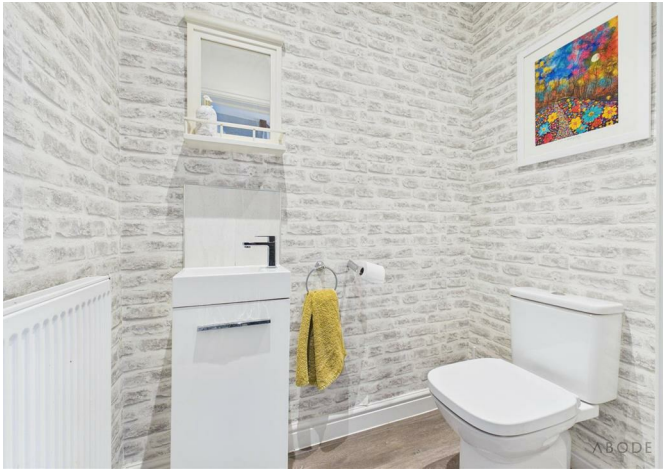
A bright and spacious dual-aspect reception room with UPVC double glazed windows to the front and side elevations. Features include two central heating radiators, TV aerial point, and fibre connection.

Cloakroom/W.C.

Fitted with a low-level WC with continental flush, wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan, and ceiling spotlights.







Living/Dining Kitchen

Undoubtedly the heart of the home, this impressive open-plan space enjoys delightful views over the rear garden via UPVC double glazed sliding French doors and additional rear windows. The kitchen is fitted with a comprehensive range of base and wall units with granite work surfaces and breakfast bar. Integrated appliances include a five-ring stainless steel gas hob with extractor hood, double oven, microwave, dishwasher, wine cooler, fridge and freezer, along with a sunken stainless steel sink and drainer. The living/dining area benefits from two central heating radiators, LED downlighting, and ample space for both relaxation and entertaining.

Utility Room

Fitted with matching base and wall units, work surfaces, and a stainless steel sink with drainer. Plumbing for undercounter appliances, housing for the gas central heating boiler, extractor fan, consumer unit, and a composite frosted side access door.



Landing

With a UPVC double glazed window to the front elevation, central heating radiator, smoke alarm, and airing cupboard housing the pressurised hot water system. Stairs rise to the second floor.

Bedroom Two

A spacious double bedroom with a UPVC double glazed window to the rear, central heating radiator, and a range of fitted mirrored wardrobes with hanging rails and shelving.

En-suite

Comprising a low-level WC, vanity wash hand basin, and double shower cubicle with waterfall showerhead. Complementary tiling, chrome heated towel radiator, extractor fan, and ceiling spotlights.

Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

En-suite

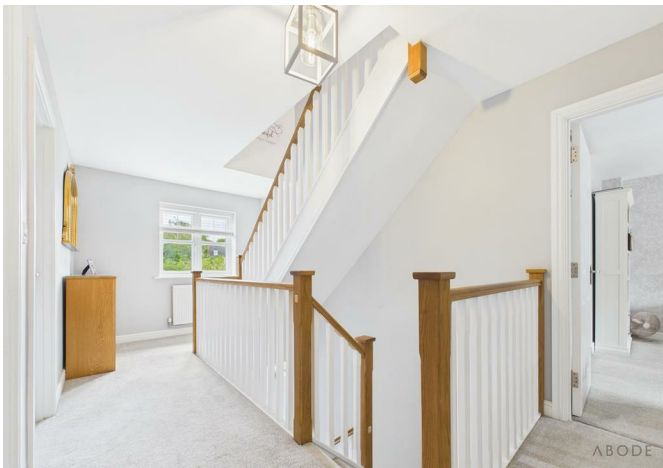
Fitted with a low-level WC, vanity wash basin, and shower cubicle with waterfall showerhead. Additional features include tiled walls, chrome heated towel radiator, extractor fan, and spotlights.

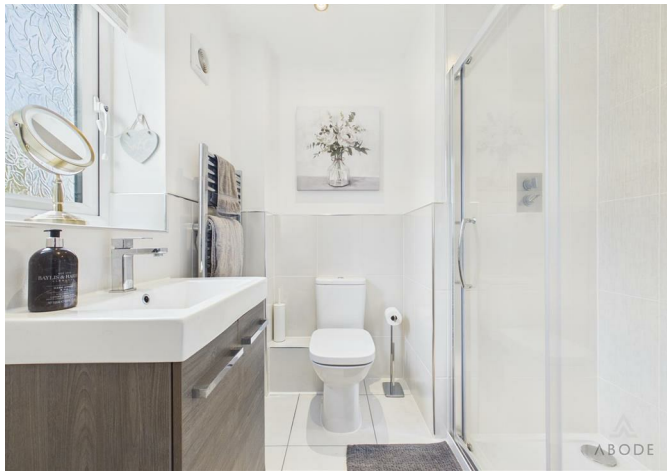
Bedroom Four

A well-sized bedroom with a UPVC double glazed window to the rear and central heating radiator.

Bedroom Five

With a UPVC double glazed window to the front elevation and central heating radiator.







Family Bathroom

A modern four-piece suite including a low-level WC, vanity wash basin, panelled bath with shower attachment, and separate double shower cubicle with waterfall showerhead. Complementary tiling, chrome heated towel radiator, extractor fan, and ceiling spotlights complete the space.

Second Floor Landing

With smoke alarm and access to the master suite.

Bedroom One

An impressive dual-aspect principal bedroom with a UPVC double glazed window to the front and two Velux windows to the rear. Features include a central heating radiator, ceiling spotlights, and access to a loft space.

A dedicated dressing area offers further window light, additional radiator, and a range of bespoke fitted mirrored wardrobes—also suitable as a private seating or dressing space.

En-suite

A luxurious four-piece suite featuring a low-level WC, twin vanity wash basins, panelled bath with shower attachment, and a separate double shower cubicle with waterfall showerhead. Finished with complementary tiling, chrome heated towel radiator, extractor fan, and ceiling spotlights.

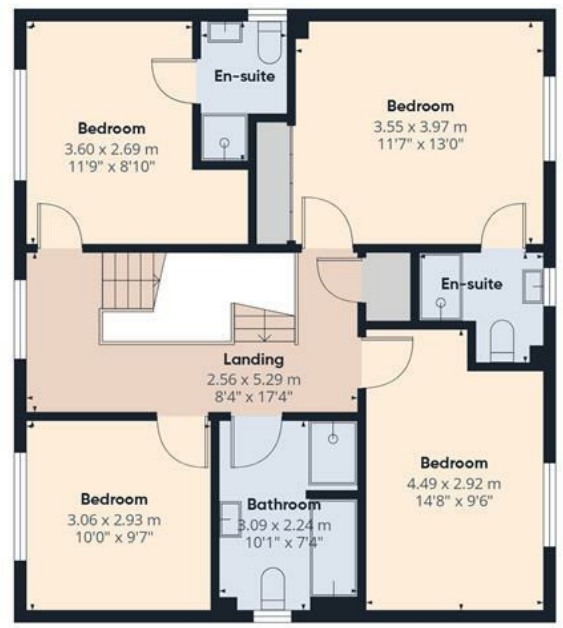




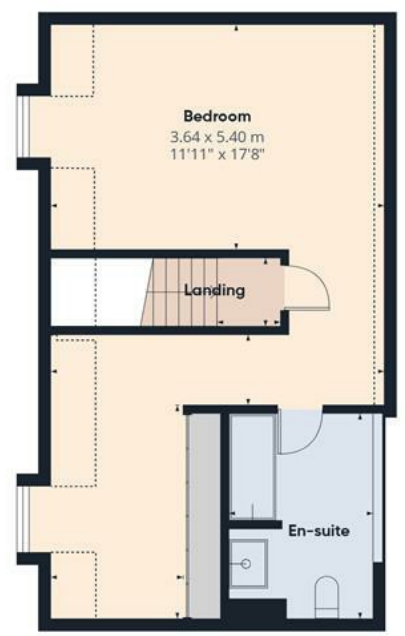




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area^m
222.9 m²
2399 ft²

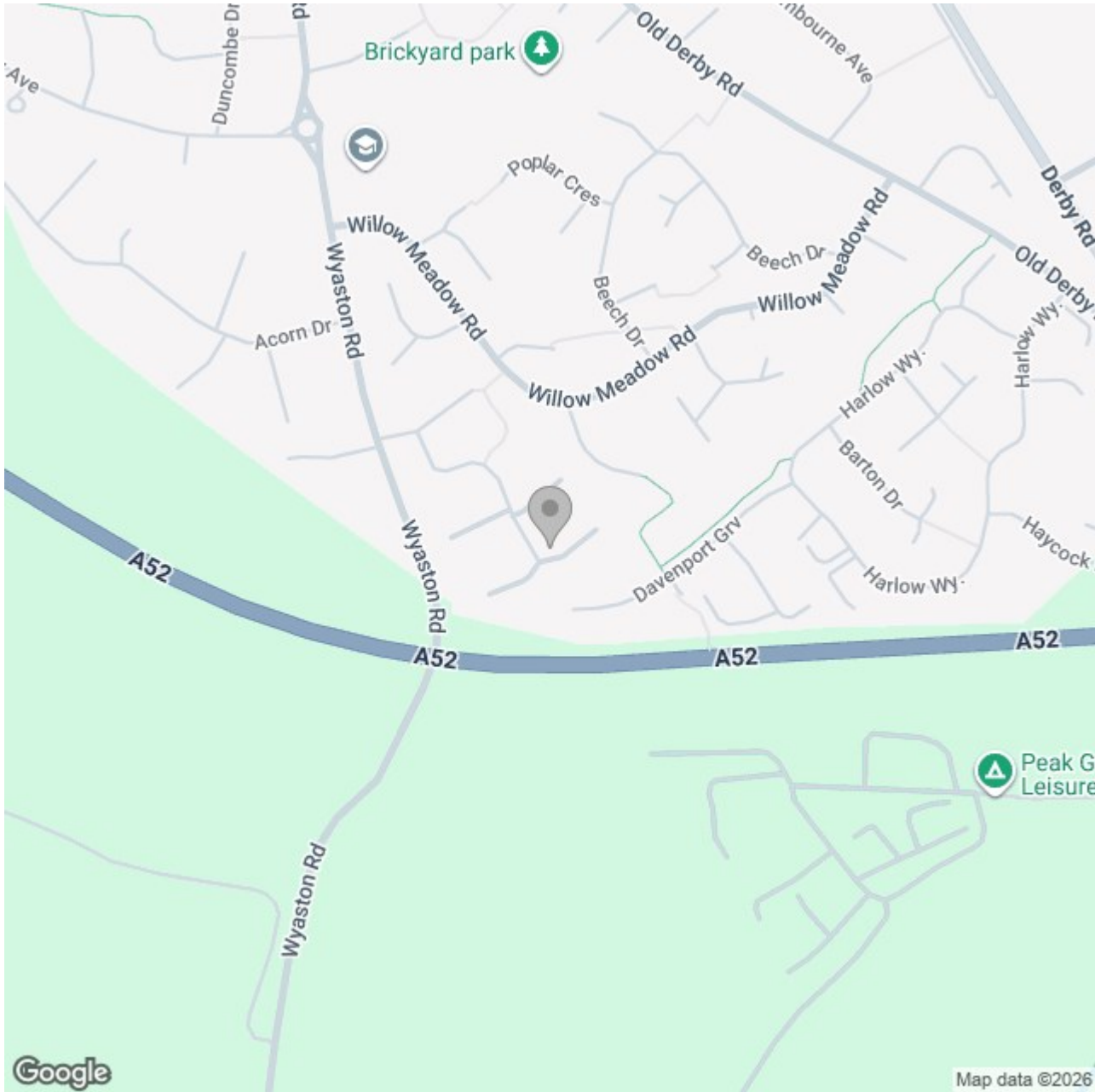
Reduced headroom
5 m²
53 ft²

(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) A		
(81-91) B	84	89
(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	