





Situated on Green Lane in Tutbury, this two-bedroom detached bungalow offers well-proportioned accommodation, a generous rear garden and a block-paved driveway leading to a garage. The property presents an opportunity for a buyer to personalise the interior, with a spacious living room, separate kitchen and two ground-floor bedrooms. Additional attic space complements the accommodation, although there is no fixed stair case providing access.



Accommodation

Ground Floor

An entrance hallway provides access to the principal rooms. The generously proportioned living room enjoys a rear garden outlook, with a further side window bringing in additional natural light. A fireplace creates a focal point, while the room offers space for both seating and dining furniture.

The separate kitchen is fitted with a range of wall and base units, work surfaces and a stainless-steel sink beneath the rear-facing window. There is space for appliances and a small breakfast table, together with a door providing access outside.

Both bedrooms are positioned towards the front of the bungalow. The main bedroom offers space for a double bed and accompanying furniture, while the second bedroom benefits from fitted storage and could also suit use as a study or guest room. Completing the ground floor is a bathroom fitted with a panelled bath, pedestal washbasin and WC, with tiling around the bath.

Attic Space

The attic is arranged as two separate areas, with sloping ceilings and natural light. It provides additional storage space; however, there is no fixed stair case providing access. These areas are described as attic space and are excluded from the bedroom accommodation. A pull down ladder from the hallway provides access.



Outside

The bungalow is set behind a lawned front garden with low boundary walling and fencing. A block-paved driveway extends alongside the property to the garage, providing off-road parking.

To the rear is a generous enclosed garden, predominantly laid to lawn, with a paved terrace adjoining the bungalow. Planted borders, a pathway and timber sheds complete the outside space, offering plenty of room for gardening,



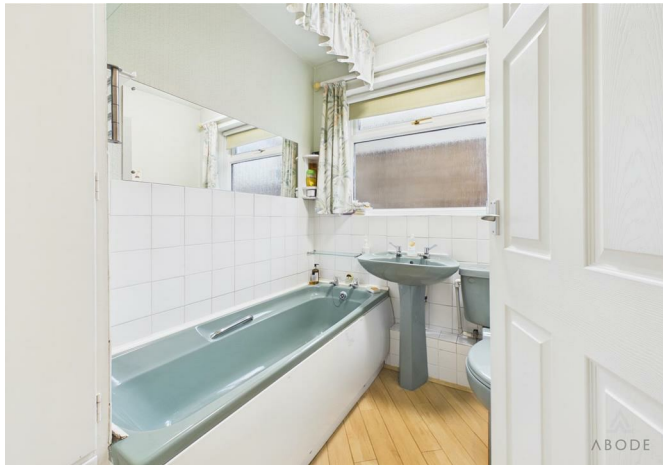




outdoor seating and entertaining.

Location

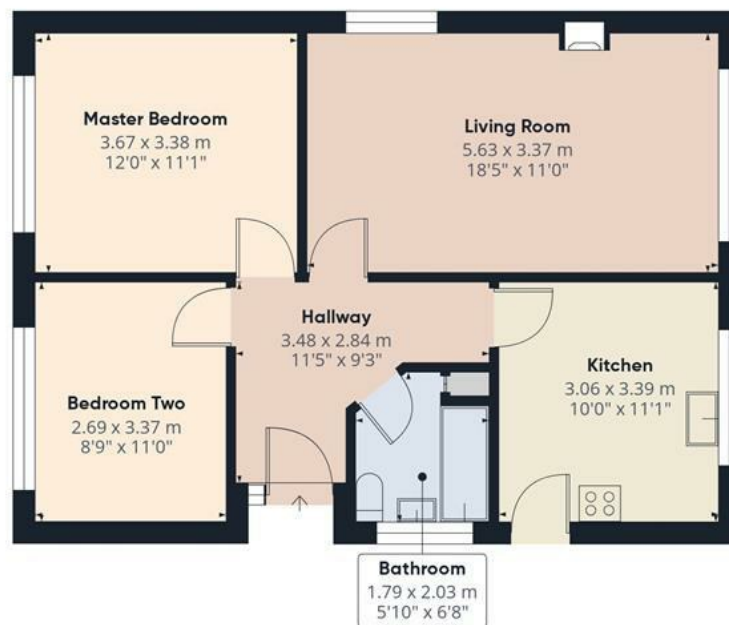
Green Lane is situated in Tutbury, a historic Staffordshire village known for its castle and attractive period buildings. The village offers independent shops and places to eat and drink, with riverside walks around the River Dove adding to the appeal. Tutbury & Hatton railway station is situated in neighbouring Hatton, providing a further transport option.











Floor 0



Floor 1



Approximate total area⁽¹⁾

95 m²
1022 ft²

Reduced headroom

5.3 m²
57 ft²

(1) Excluding balconies and terraces

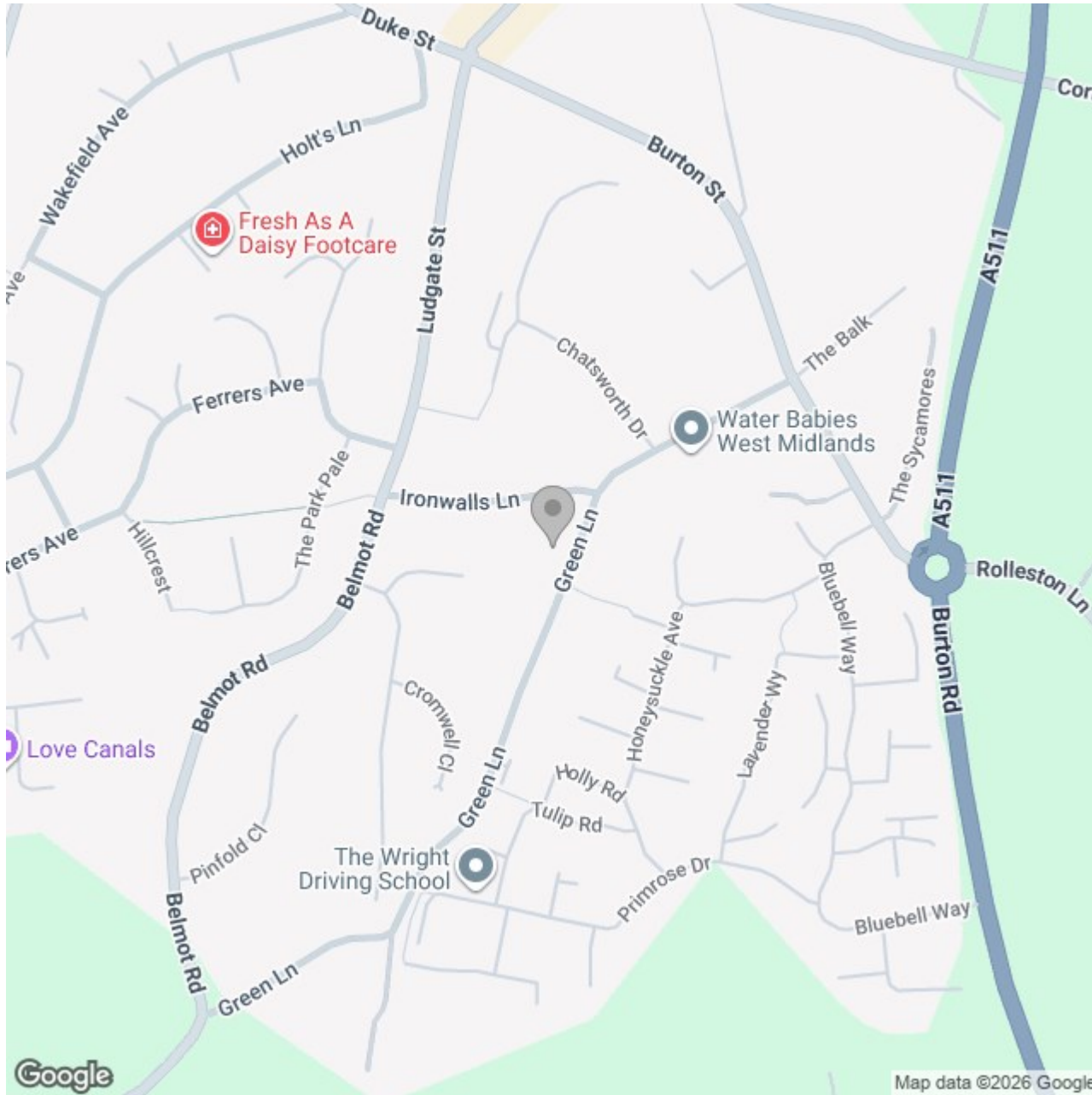
Reduced headroom

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		
(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 