





Occupying a prominent position in the soughtafter and charming village of Tutbury, this extended and substantial family home offers versatile and spacious accommodation.

Offers over £500,000



Located in the charming and ever-popular village of Tutbury, the property boasts nearby countryside walks as well as a host of amenities - with the famous and his toric Tutbury castle just a short walk away.

Benefiting from ample off-road parking to the front, the gated drive way with low walled frontage gives the property plenty of kerb appeal.

The front entrance door leads into the spacious porch, with further door through to the hallway where stairs rise to the first floor and doors lead off to the downstairs rooms, including the useful doakroom, with WC, hand wash basin and storage space.

The sitting room is an excellent size with a double glazed window to the front and double doors through to the lounge/family room, which is another impressive space, having internal access to the garage, as well as doors off to the kitchen and conservatory.

Offering an excellent dining and entertaining space, the conservatory is a substantial size spanning the width of the property across the rear, with views looking to the rear garden.

With a range of wall and base level units and contrasting work surfaces over, the kitchen is smartly presented and has integrated appliances including a superb range cooker with stainless steel splashback and overhead extractor. From here, an external door gives access out to the side.

Upstairs, bedroom one is a large double with a double-glazed window to the front and a bespoke en-suite bathroom/dressing room, hosting a range of fitted wardrobes with split level access to the bathroom which has panelled corner bath, low level WC and pedestal hand wash basin.

The four remaining bedrooms are very well proportioned and able to accommodate a double bed, offering an excellent amount of space for family living. Completing the accommodation is the contemporary family shower room which is fully tiled and is equipped with a walk-in shower, low level dual flush WC, hand wash basin and heated towel rail.

Heading out into the impressive garden, there is a large patio area to the immediate rear of the property, with the remainder laid to lawn. A paved pathway leads to the garden storage space, which offers potential for a host of other uses including as a dedicated home working space if required.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Main's water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: <u>www.gov.uk/government/organisations/environment-agency;</u> <u>www.eaststaffsbc.gov.uk/planning</u>

Our Ref: JGA/29102021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E













John German 🧐





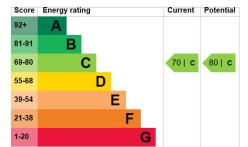
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