



43 Honeysuckle Avenue, Tutbury, DE13 9NY



Set on the desirable Heritage Park in the historic village of Tutbury is this executive detached home, showcasing extensive three storey accommodation, five double bedrooms and a generous south facing garden. Presenting well presented interiors and contemporary open plan living, this impressive double fronted home offers flexible interiors ideal to suit a growing family also needing space to work from home. The property comprises briefly reception hall, two generous reception rooms, open plan kitchen with dining and living rooms, utility and cloakroom to the ground floor. A luxurious master suite extends over the second floor having a private

en suite, with a large cupboard offering an ideal space for use as a walk in wardrobe. From the first floor landing there are four well proportioned double bedrooms, one having an en suite, and a modern family bathroom. Outside, the property benefits from parking for two vehicles to the side aspect as well as a single garage, and the generous south facing rear garden enjoys a good degree of privacy and a variety of mature planting. This traditionally styled home benefits from a further two years LABC warranty and is serviced by mains gas central heating and full double glazing.

The property lies on the outskirts of the popular

Heritage Park, being within a short walk of the village centre. The handsome village of Tutbury benefits from a superb array of amenities including boutique shops, pubs, restaurants and cafés, a post office, doctor's surgery, pharmacy, hairdressers, and a village hall, centre red around the character High Street. The village hosts a traditional farmers' market four times a year and historic interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The property lies within catchment for the Richard Wakefield Primary School in Tutbury feeds into DeFerrers Academy in Stretton, and

the John Taylor Free School is also within a short drive. Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton on Trent provides excellent shopping and leisure facilities including supermarkets and a shopping centre. The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton on Trent's railway station.



- Executive Detached Family Home
- Extensive & Versatile Three Storey Living
- Desirable Setting on Popular Development
- Two Spacious Reception Rooms
- Open Plan Dining & Living Kitchen
- Reception Hall, Utility & Cloakroom
- Luxurious Master Bedroom Suite with En Suite
- Four Further Bedrooms
- Guest En Suite & Family Bathroom
- South Facing Rear Garden
- Single Garage & Parking for Two
- Historic Village Setting
- 2 Years NHBC Warranty
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 4.07 x 3.62m (approx. 13'4 x 11'10) – max

A spacious L shaped hallway with stairs rising to the first floor with storage beneath, Karndean flooring and doors opening into the open plan dining kitchen and reception rooms:

Lounge 4.98 x 3.87m (approx. 16'4 x 12'8)

A spacious reception room having a bay window with shutters to the front

Study 3.02 x 2.81m (approx. 9'11 x 9'2)

An ideal home office or playroom, having dual aspect windows to the front and side with bespoke shutters



Open Plan Family Kitchen 6.13 x 5.53m (approx. 20'1 x 18'1)

A beautifully appointed and contemporary space, the **Kitchen** is fitted with a range of wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and a range of integral appliances including dishwasher, double oven, gas hob and fridge freezer. An island provides space for a breakfast bar and tiled flooring extends into the **Family Room** which features impressive vaulted ceilings, double doors opening out to the rear gardens and a traditional gas fired stove. Leading open plan style into:

Dining Room 3.83 x 2.61m (approx. 12'6 x 8'6)

A cosy formal dining space, having double doors opening out to the rear gardens

Utility 2.67 x 1.95m (approx. 8'9 x 6'4)

Fitted with wall and base units coordinating with those of the kitchen, having an inset sink with side drainer and spaces for a washing machine and tumble dryer. There is a window to the front, the utility has tiled flooring and a door opens out to the rear garden

Cloakroom

With pedestal wash basin and WC, with tiled splash backs and Karndean flooring





Stairs rise to the **First Floor Landing**, having a window at the half landing and further stairs ascending to the second floor where the landing has a window to the front and a useful storage cupboard. A door opens into:

Master Suite 6.82 x 4.7m (approx. 22'4 x 15'5) – max
A luxurious suite extending across the second floor, this stunning bedroom has a skylight to the rear and dormer windows to the front. With private use of:

En Suite 2.37 x 2.3m (approx. 7'9 x 7'7)
A white suite comprises pedestal wash basin, WC and double shower, with tiled flooring, a chrome heated towel rail and a skylight. A door opens into a **Walk in Cupboard**, ideal for use as a walk in wardrobe

From the **First Floor Landing**, doors open into two cupboards, one providing storage and another housing the pressurised water cylinder

Bedroom Two 3.96 x 3.76m (approx. 13'0 x 12'4)
A spacious bedroom suite having a window to the rear enjoying pleasant rural views and private use of:

En Suite 2.0 x 1.9m (approx. 6'6 x 6'2)
A modern suite comprises pedestal wash basin, WC and shower, with upgraded tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the rear

Bedroom Three 3.76 x 2.76m (approx. 12'4 x 9'0)
With a window to the front aspect

Bedroom Four 3.47 x 2.67m (approx. 11'4 x 8'9)
Another double room having a window to the rear

Bedroom Five 3.48 x 2.05m (approx. 11'5 x 6'8)
A fifth double bedroom having a window to the front

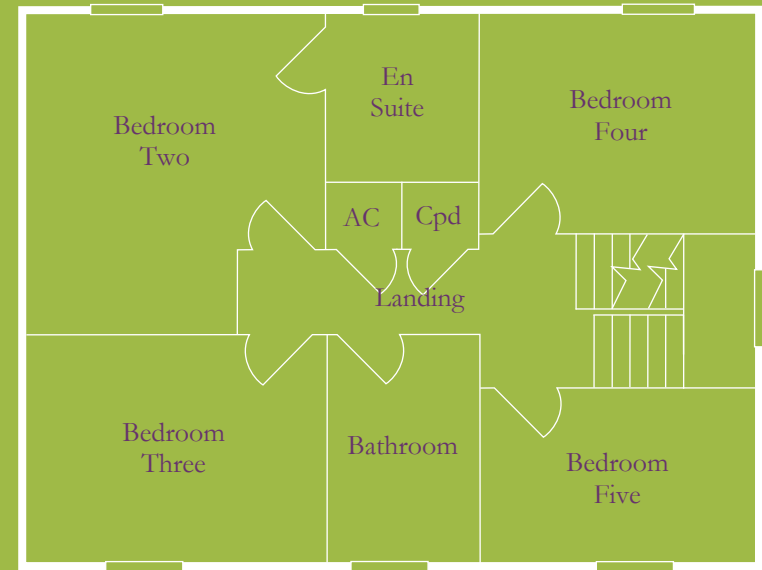
Bathroom 2.75 x 1.88m (approx. 9'0 x 6'2)
Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs, a chrome heated towel and an obscured window to the front



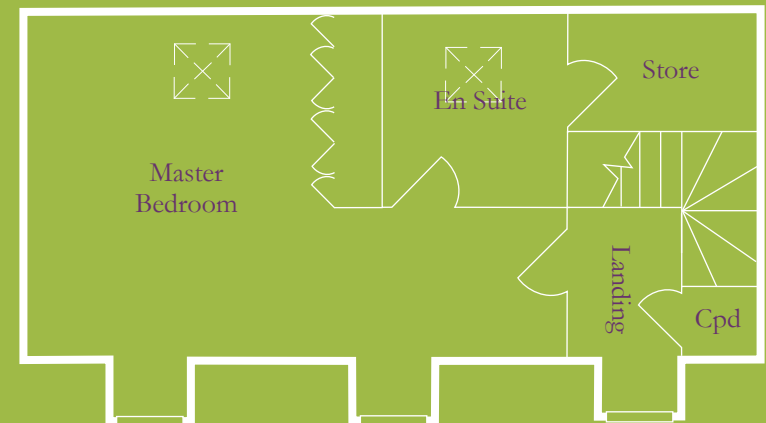




First Floor



Second Floor





Outside

The property is set a quiet cul de sac, having a tarmac driveway to the side providing parking for two vehicles. There is access via a manual door to the **Single Garage** which has a courtesy door into the rear garden

South Facing Garden

Extending to a generous size, the rear garden is laid to the rear and side of the property, enjoying a sunny southerly aspect. A paved terrace leads onto lawns edged with fenced boundaries and mature flowerbeds, and gated access opens out onto the driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.