



48 Primrose Drive, Tutbury, DE13 9LQ





Enjoying a peaceful setting in this desirable village of Tutbury is this traditionally styled detached home, showcasing beautifully presented interiors, four spacious double bedrooms and excellent outside space including a detached double garage and south facing gardens. Completed five years ago and benefitting from an upgraded specification, this attractive double fronted home features generously proportioned interiors ideal to suit a growing family, with a versatile second reception room offering an ideal home office or playroom in addition to the generous lounge and modern breakfast kitchen. Having impressive tall ceilings and traditional sash

windows, immaculate interiors extend over two floors having a central reception hall leading off to two reception rooms, the breakfast kitchen and cloakroom, and four well proportioned double bedrooms serviced by a family bathroom and master en suite to the first floor. Outside, there is parking for four to the fore of the detached double garage, and the rear garden has been beautifully landscaped and enjoys a sunny southerly aspect. The property retains a further five years of the LABC warranty and is serviced by mains gas central heating and double glazed windows.

The property lies on the popular Heritage Park, being within a short walk of the village centre and surrounding countryside. 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
- Beautifully Presented Interiors
- Desirable Setting on Popular Development
- Two Reception Rooms
- Modern Breakfast Kitchen
- Reception Hall & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suite & Family Bathroom
- South Facing Rear Garden
- Detached Double Garage
- Parking for Four Cars
- Historic Village Setting
- 5 Years LABC Warranty
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel





### Reception Hall

A composite entrance door opens into this spacious LK shaped hallway, having stairs rising to the first floor accommodation,

### Lounge 7.22 x 3.67m (approx. 23'8 x 12'2)

The spacious dual aspect reception room extends to a generous size, having a sash window to the front and a formal dining area with double doors opening out to the rear gardens. A door leads into:

### Breakfast Kitchen 5.08 x 3.84m (approx. 16'9 x 12'8)

A beautifully appointed space having a range of shaker style wall and base units with complementary worksurfaces over, housing an inset sink with side drainer, space for a washing machine and integrated appliances including dishwasher, fridge freezer, double oven and gas hob with extractor above. The kitchen has a window to the rear, double doors open out to the south facing gardens and doors open to two useful cupboards, one providing a **Pantry** and a second having cloakroom storage. Kardean flooring extends throughout and there is ample space for either a breakfast bar or dining table to one side

### Snug 2.67 x 2.1m (approx. 8'10 x 6'11)

An ideal home office, playroom or sitting room, having a sash window to the front

### Cloakroom

Fitted with pedestal wash basin and WC, with Kardean flooring







Stairs rise to the **First Floor Landing**, having a window to the side, loft access point and a fitted airing cupboard housing the wall mounted combi boiler. Doors open into:

**Master Bedroom** 4.17 x 3.27m (approx. 13'8 x 10'9)

A spacious principal bedroom having a window to the rear, a range of fitted wardrobes and private use of:

**En Suite** 2.96 x 1.95m (approx. 9'8 x 6'5)

Fitted with a modern suite having pedestal wash basin, WC and shower, with tiled splash backs, a heated towel rail and an obscured window to the rear

**Bedroom Two** 3.27 x 2.95m (approx. 10'9 x 9'9)

Another double room having fitted wardrobes and a sash window to the front

**Bedroom Three** 3.49 x 2.97m (approx. 11'5 x 9'9)

With a sash window to the front

**Bedroom Four** 3.49 x 2.95m (approx. 11'5 x 9'9)

A fourth double room having window to the rear

**Family Bathroom** 2.95 x 1.93m (approx. 9'7 x 6'3)

Fitted with pedestal wash basin, WC and bathtub with shower unit over, with tiled splashbacks, a heated towel rail and an obscured window to the rear

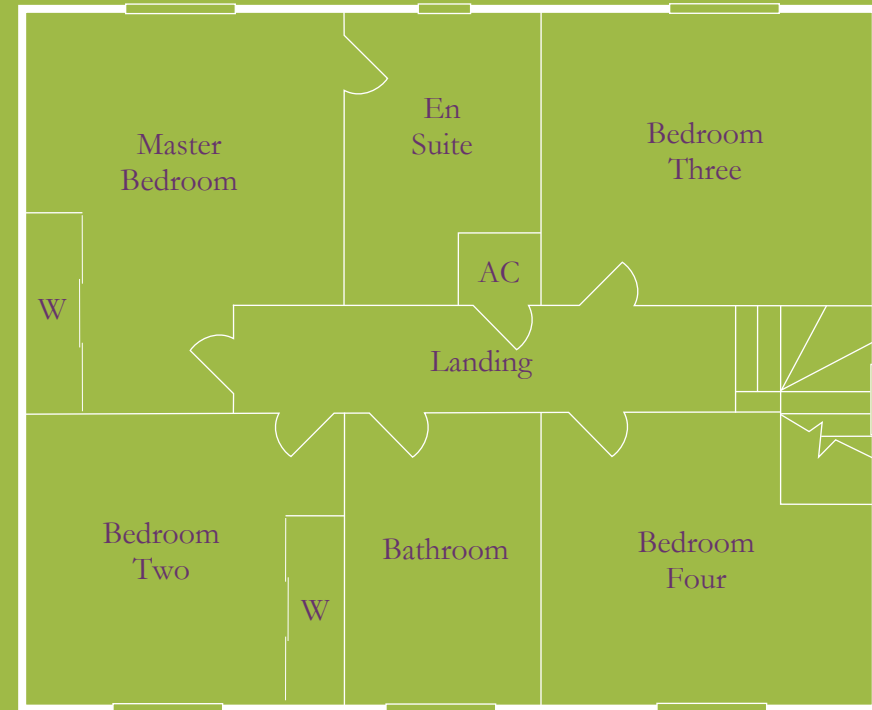
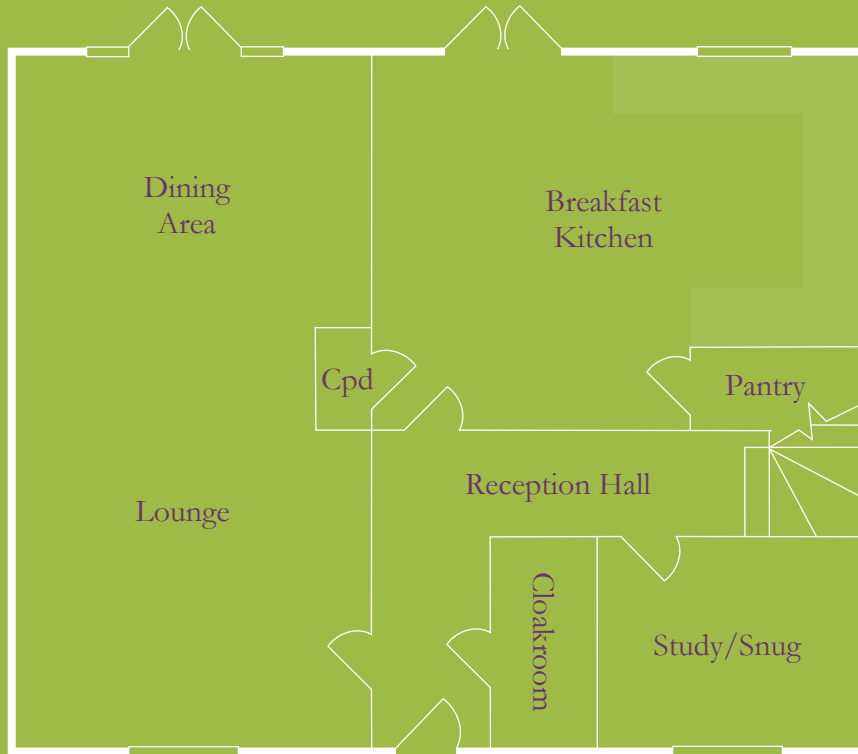
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |











**Outside**

The property enjoys a pleasant approach past communal gardens, being set towards the end of the development. to the side aspect there is parking for four vehicles to the private drive, and gated access opens into the rear garden

**Detached Double Garage** 6.08 x 6.04m (approx. 19'11 x 19'9)

Twin up and over doors open to the front aspect, and the garage has power, lighting, a courtesy door into the gardens and useful eaves storage

**South Facing Garden**

Having been beautifully landscaped, the rear garden enjoys a sunny aspect and is laid to a paved terrace, lawns and raised borders stocked with a variety of flowers and shrubs. There is exterior lighting and a water point, and planting provides privacy to the house and garden

**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.