



20 Bluebell Way, Tutbury, DE13 9LL



Showcasing a pleasant open outlook to the front and a desirable village setting is this detached family home, benefitting from immaculately presented interiors, four bedrooms and excellent outside space including a west facing garden and a detached double garage with parking to the rear aspect. Enjoying a desirable setting on a private lane servicing a handful of properties, this attractive family home is set within a short walk of the village centre, being an ideal home for couples, downsizers or a young family looking to be part of this thriving community.

The front door opens into a central entrance hall, leading in turn into a modern dining kitchen and spacious lounge with French doors opening out to the rear garden, with four bedrooms to the first floor serviced by a modern family bathroom. Outside, there is private parking for two vehicles to the rear aspect as well as access into the detached double garage, and the rear garden has been landscaped to a high standard, enjoying a sunny westerly aspect. The property retains a further 2 years of the LABC warranty.

- Detached Family Home on Popular Development
- Exclusive Private Lane Position
- Open Outlook to Front
- Family Dining Kitchen
- Spacious Lounge
- Entrance Hall & Cloakroom
- Four Bedrooms
- Modern Family Bathroom
- Detached Double Garage
- Private Parking for Two
- West Facing Landscaped Garden
- 2 Years LABC Warranty
- Walking Distance to Village Amenities

Reception Hall

A pathway leads to the front door, which opens in turn into this spacious hallway, having stairs rising to the first floor accommodation, two fitted cupboards (one housing the boiler) and LVT flooring. Doors opening into:

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.

Dining Kitchen 4.7 x 3.66m (approx. 15'5 x 12'0)

A beautifully appointed family space having a range of modern wall and base units with wood effect worktops over housing an inset one and a half sink with side drainer, an American fridge freezer and integrated appliances including dishwasher, oven, electric hob, wine fridge and washing machine. There are windows to two sides enjoying a pleasant open outlook, and tiled flooring extends throughout. A door opens out to the side aspect

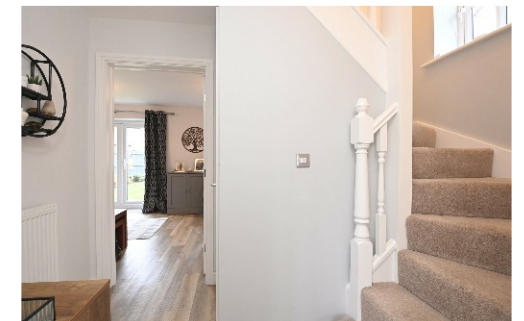
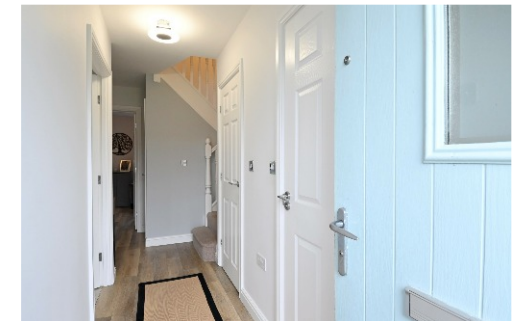
Lounge 5.92 x 3.12m (approx. 19'5 x 10'3)

A spacious and well presented living room, having LVT flooring, a window to the rear and French doors opening out to the west facing garden

Cloakroom

Comprising pedestal wash basin and WC, with LVT flooring and an obscured window to the side







Stairs rise to the first floor **Landing** where there is a window at the half landing, access to the loft via a drop down ladder and doors opening into:

Master Bedroom 3.82 x 3.38m (approx. 12'7 x 11'1)

A spacious principal bedroom having a window to the front overlooking pleasant open and rural views

Bedroom Two 3.68 x 2.14m (approx. 12'1 x 7'0)
A second double room having a window to the rear aspect

Bedroom Three 3.17 x 2.14m (approx. 10'5 x 7'0)
With a window to the rear

Bedroom Four 2.84 x 2.42m (approx. 9'4 x 7'11)
Having a window to the front



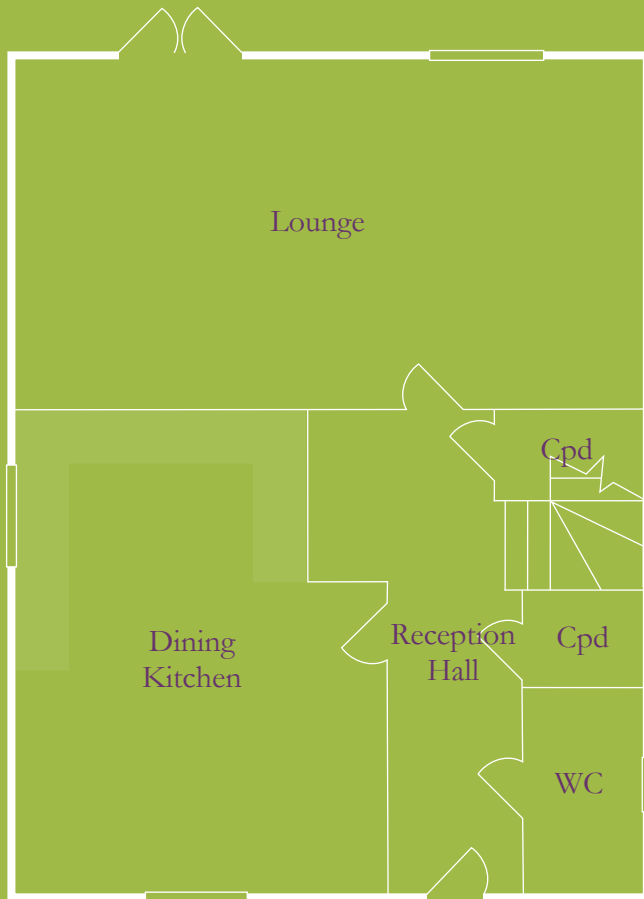
Family Bathroom 2.67 x 1.86m (approx. 8'9 x 6'1)

Comprising a modern four piece suite having pedestal wash basin, WC, bathtub and separate shower, with tiled splash backs, an obscured window to the side and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



First Floor

Outside

The property is set on an exclusive private lane servicing a handful of properties, enjoying an idyllic open outlook to the front over a communal green towards countryside beyond. A fenced foregarden with a paved path leads to the front door, and the lane leads to the rear of the property where there is private parking for two vehicles to the fore of the **Detached Double Garage**. There is an EV charging point in the garage which is included in the sale

West Facing Garden

Extending to a good size, the rear garden is laid to a flagstone paved terrace and lawns being safely enclosed to all sides. The property has exterior lighting and a water point, there is a garden shed providing exterior storage, and gated access opens out to the side and the rear giving access to the garage and parking area



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.