



15 Bluebell Way, Tutbury, DE13 9LJ

 Parker
Hall

Enjoying a desirable setting overlooking a pleasant open aspect is this executive detached home, showcasing extensive and recently upgraded three storey accommodation, contemporary open plan living and five double bedrooms. Presenting immaculate interiors which have been remodelled and upgraded by the existing vendors, this handsome double fronted home offers versatile accommodation ideal to suit a growing family looking to be part of this thriving village community, with a second reception room offering an ideal work-from-home space. The property comprises briefly central 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 range of bespoke furniture and a private en suite, with a walk in 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 with en suite, and a modern family bathroom. Outside, the property benefits from parking for two vehicles to the fore of the detached double garage, and the generous rear garden has been landscaped to create secluded entertaining areas and lawns.. This traditionally styled home is serviced by mains gas central heating and full double glazing.

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
- Desirable Village Location
- Pleasant Open Aspect to Front
- Remodelled & Upgraded Interiors
- Two Spacious Reception Rooms
- Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Five Excellent Double Bedrooms
- Master Suite with Dressing Room & En Suite Bathroom
- Family Bathroom & Second Floor Shower Room
- Detached Double Garage & Parking
- Landscaped Rear Garden
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

A paved pathway leads to the composite entrance door, opening into this spacious central hallway. Recently replaced LVT flooring extends throughout, stairs rise to the first floor accommodation and doors open into:

Study/Snug 2.96 x 2.84m (approx. 9'9" x 9'4")

An ideal playroom, home office or sitting room, having dual aspect windows and LVT flooring

Lounge 4.95 x 3.51m (approx. 16'3 x 11'6)

An immaculately presented reception room having a window to the front enjoying a pleasant outlook, LVT flooring and a bespoke feature fireplace wall having a tiled hearth, a television recess with inbuilt cabling and a media cupboard accessed from the side of the fireplace

Open Plan Living & Dining Kitchen 8.7 x 3.32m (approx. 28'7 x 10'11)

Having been remodelled and upgraded to a superb standard, the **Kitchen** comprises an extended range of wall and base units with replaced work surfaces over, housing a composite sink with side drainer and integrated appliances including dishwasher, double oven, gas hob with extractor above, and fridge freezer. There is a window facing the rear, double doors open out to the rear garden and the worktops extend to one side to create a breakfast bar. LVT flooring extends into the **Dining** and **Family Rooms** which have been remodelled to create an open plan living space, where a second set of French doors open out to the rear garden. Internal double doors also open into the **Lounge**

Utility 1.9 x 1.74m (approx. 6'2 x 5'8)

Wall and base units house ample storage space as well as an inset sink, space for a washing machine and space for a tumble dryer. A door opens out to the side aspect and the utility has LVT flooring

Cloakroom

Accessed from the hallway and having A WC, a refitted vanity wash basin and LVT flooring



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



Stairs rise to the **First Floor Landing**, where a window to the front enjoys a pleasant open outlook and stairs continue to the second floor. Doors open into:

Master Bedroom 3.86 x 3.5 (approx. 12'8 x 11'6)

A spacious principal bedroom having a window to the front and a fabulous **Dressing Room** with twin fitted wardrobes providing hanging storage and shelved storage. With private use of:

En Suite Bathroom 3.5 x 1.88m (approx. 11'6 x 6'2)

A four piece suite comprises pedestal wash basin, WC, bathtub and double shower, with tiled splash backs and an obscured window to the rear

Bedroom Two 4.92 x 3.06m (approx. 16'2 x 10'0)

Another double room having a window to the rear

Bedroom Three 3.06 x 2.92m (approx. 10'0 x 9'7)

With a window to the front aspect

Family Bathroom 2.58 x 1.93m (approx. 8'6 x 6'4)

A modern suite having pedestal wash basin, WC, bathtub and separate shower, with half tiled walls and an obscured window

Stairs rise to the **Second Floor Landing**, where there is a useful fitted walk in wardrobe, a skylight and doors opening into:

Bedroom Four 3.5 x 3.15m (approx. 11'6 x 10'4)

With a window to the front overlooking a pretty open aspect

Bedroom Five/Cinema Room 5.5 x 4.06m (approx. 18'0 x 13'4)

An ideal alternative master suite or additional living space, having a dormer window to the front

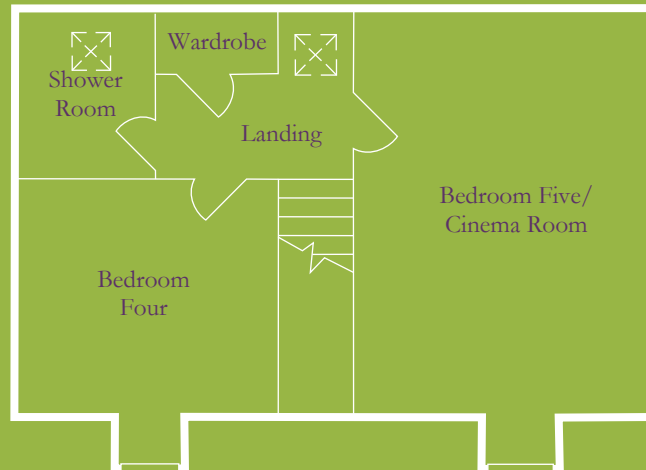
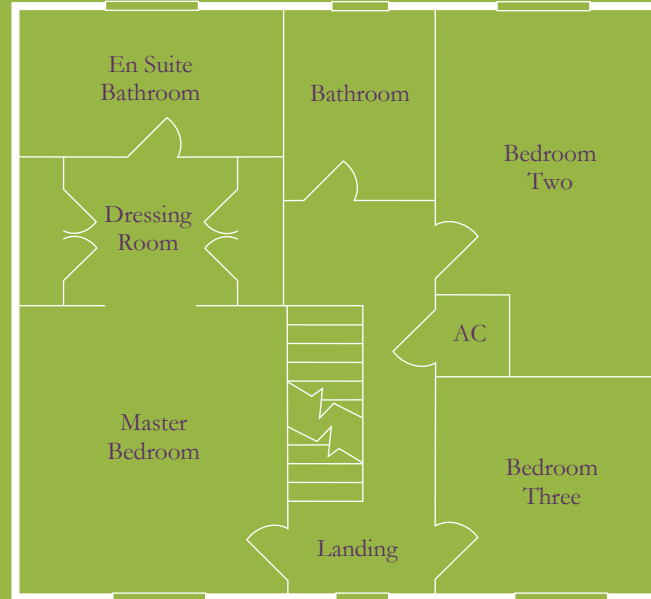
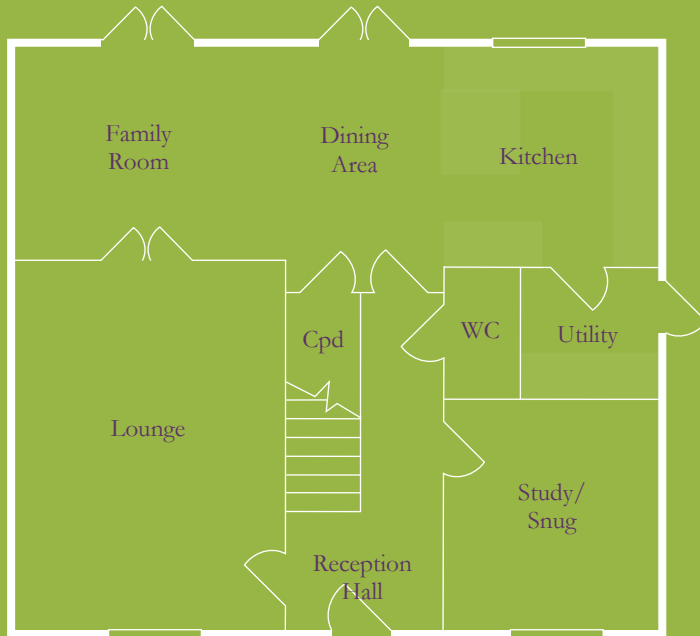
Shower Room 2.24 x 1.85m (approx. 7'4 x 6'2)

Fitted with a modern suite having pedestal wash basin, WC and shower, with half tiled walls and a skylight to the rear









Outside

The property enjoys a peaceful setting on this desirable development, overlooking pleasant communal gardens to the front aspect. A block paved driveway to the side of the property where there is a **Detached Double Garage** having twin entrance doors and a pedestrian door into the garden, and well tended foregardens extend to the front with a pathway leading to the front door

Landscaped Rear Garden

Extending to a generous size, the immaculately tended garden is laid to a raised terrace with steps leading down to neatly maintained lawns. To one side there is a pretty gravelled seating area, sleeper edged borders are stocked with a variety of flowers and shrubs, and the garden is safely enclosed with fencing (recently installed to one side) and brick walls. Gated access to one side leads into the rear garden and there is exterior lighting and a water point



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