



8 Tulip Road, Tutbury, DE13 9LX



Enjoying a peaceful setting in this desirable village of Tutbury is this traditionally styled detached home, showcasing beautifully presented interiors, four good sized bedrooms and a recently landscaped rear garden. Being maintained to an exceptional standard throughout, this ideal family home has accommodation extending over two floors, centered around a spacious reception hall and part-galleried landing, to one side, the dual aspect lounge enjoys a pleasant view down the crescent as well as French doors opening out to the rear garden, with a well appointed dining kitchen having integrated appliances

as well as a separate utility. A cloakroom is accessed from the reception hall, where stairs rise to the first floor wrap around landing, where four bedrooms (two having fitted wardrobes) share use of a modern family bathroom and master en suite. Outside, there is parking to the fore of a single garage as well as additional parking to the front of the property, with the walled rear garden presenting a lovely sunny space to enjoy the peaceful surroundings. The property retains a further two years of the NHBC 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.



- Attractive Detached Family Home
- Peaceful Setting in Desirable Village
- Beautifully Presented Interiors
- Spacious Central Reception Hall
- Dual Aspect Lounge
- Modern Dining Kitchen
- Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Landscaped Walled Garden
- Single Garage & Parking
- Walking Distance to Village Centre
- Well Placed for Commuter Routes & Rail Travel

#### Reception Hall

The front door opens into this spacious central hallway, having stairs rising to the first floor accommodation and a window to the side. Doors open into:

#### Lounge 5.5 x 3.5m (approx. 18'0 x 11'5)

A beautifully presented dual aspect reception room, having Karndean flooring, a window to the front and French doors opening out to the landscaped rear garden

#### Family Dining Kitchen 5.5 x 3.83m (approx. 17'11 x 12'6)

A well appointed range of full height, wall and base units house an inset sink with side drainer and integrated appliances including recently refitted dishwasher, AEG double oven, five burner gas hob, fridge and freezer. A window faces the rear and Karndean flooring extends into the dining area where there is a window to the front

#### Utility 2.11 x 1.75m (approx. 6'11 x 5'9)

Fitted with wall and base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer, with Karndean flooring and a door opening out to the rear garden

#### Cloakroom

Accessed from the hall, a modern suite comprises pedestal wash basin and WC





Stairs rise to the delightful wrap around **Landing**, having a window to the rear, access to the loft and a fitted **Airing Cupboard**. the carpets to the stairs, landing and all bedrooms have been replaced recently, and doors open into:

**Master Bedroom** 4.38 x 3.37m (approx. 14'4 x 11'0)  
A generous principal bedroom, having mirrored fitted wardrobes and a window to the front enjoying

pleasant views down the crescent. With private use of:

**En Suite** 1.96 x 1.47m (approx. 6'5 x 4'9)  
a white suite comprises pedestal wash basin, WC and double shower, with Karndean flooring, tiled walls, a heated towel rail and an obscured window to the side

**Bedroom Two** 3.2 x 2.68m (approx. 10'6 x 8'9)  
Having a window to the front and a double fitted wardrobe

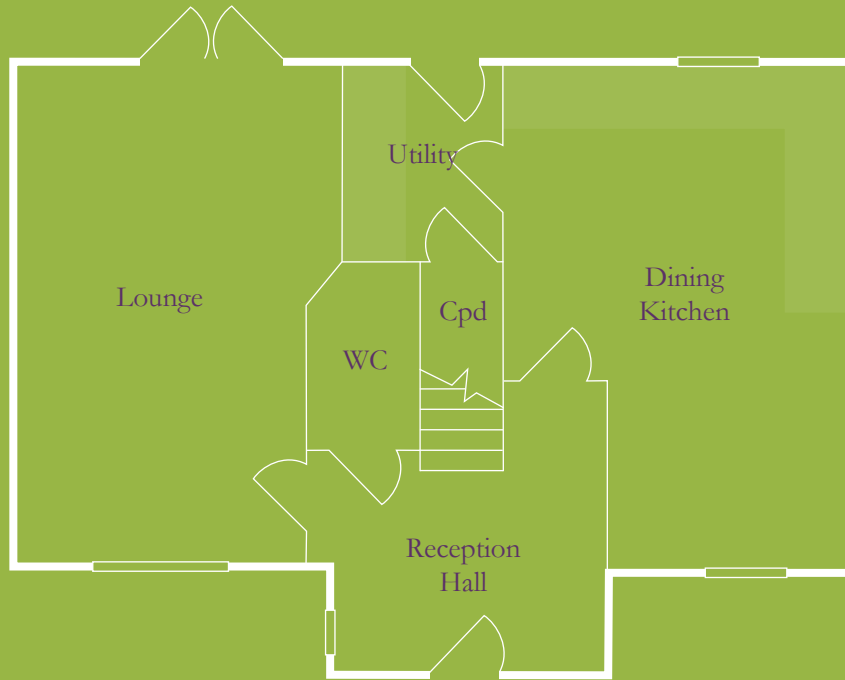
**Bedroom Three** 3.14 x 2.23m (approx. 10'3 x 7'3)  
Another double room having window to the front

**Bedroom Four** 2.73 x 2.2m (approx. 8'11 x 7'2)  
With a window to the rear

**Family Bathroom** 1.97 x 1.87m (approx. 6'5 x 6'1)  
Comprising a modern suite having pedestal wash basin, WC and bathtub with shower unit over, having half tiled walls, Karndean flooring and an obscured window to the rear







## Outside

The property enjoys a peaceful setting on this desirable development, amidst similar home benefiting from a conversationally minded appearance. The property occupies a corner plot, having fore gardens to the front with a pathway leading to the front door, and gated access opens into the walled garden. Accessed via Holly Road and set to the rear of the property is a private driveway with parking for one vehicle, leading to the **Single Garage** 4.9 x 2.75m (approx. 16'1 x 8'11) via a manual up and over entrance door.

village amenities or out towards surrounding Staffordshire countryside

## Landscaped Rear Garden

The rear garden has been landscaped with neatly stocked flower beds, shaped lawns and paved terraces providing sunny entertaining and relaxation areas to appreciate the peaceful village setting. The boundary is walled to all sides, and the property has a courtesy door opening into the garage, exterior lighting and a water point

From Tulip Road, there is a walkway leading onto Green Lane, giving swift access on foot either to

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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