



3 Heather Court, Bluebell Way, Tutbury, DE13 9FG

A rare addition to the market is this traditional barn style home benefitting from quality modern interiors, three good sized double bedrooms and a peaceful position on a modern development on the outskirts of Tutbury. Offered with no upward chain and being ideal as a rental property, downsize or young professionals home, this immaculate traditional style property retains around 9 years of the NHBC warranty and enjoys a superb specification finish throughout next to generously proportioned rooms. The interiors comprise reception hall, stunning open plan dining and living kitchen, utility and guests WC, with three good sized bedrooms serviced by two en suites and a family bathroom. Outside, the corner plot gardens have been beautifully landscaped and a purpose-built studio in the garden is ideal as a home office or garden room. The property benefits from a single garage, two allocated parking spaces and a peaceful courtyard position on this modern development.

Famed for its medieval castle, Tutbury is home to boutique shops, pubs, restaurants and cafés, a museum, and some stunning Georgian and Victorian properties. The village also enjoys a range of amenities and facilities, including a Post Office, a bank (Lloyds), a doctor's surgery, a pharmacy, a dental surgery, opticians, beauticians and hairdressers, and a village hall. The village hosts a farmers' market four times a year and historical 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 market town of Burton is nearby and provides excellent shopping and leisure facilities including a cinema and supermarkets. Tutbury is well placed for links to the A50 and A38, and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within an easy walk from the property.



- Individual Barn Style Home
- Secluded Courtyard Position on Modern Development
- Generous Corner Plot
- Immaculate & Contemporary Interiors
- Open Plan Dining & Living Kitchen
- Utility & Cloakroom
- Three Double Bedrooms
- Two En Suites & Bathroom
- Single Garage & Parking
- Beautifully Landscaped Gardens
- Bespoke Garden Studio
- 9 Years NHBC Warranty
- Desirable Village Location

Reception Hall

The composite front door opens into this wide hallway having Karndean flooring, double doors to a spacious cloakroom storage cupboard and a door to the **Guests WC**. Double doors open into:

Stunning Open Plan Dining And Living Kitchen

9.03 x 4.68m (approx 29'7 x 15'4)

This impressive open plan space is formed by a

comprehensively fitted kitchen with integral appliances, formal dining area and living area. The kitchen comprises a range of contrasting wall and base units with granite worktops over housing an inset sink with mixer tap and a range of integral appliances including Zanussi dishwasher, AEG double oven and Zanussi fridge freezer. An island houses an AEG induction hob with extractor above, further storage space and an entertaining style breakfast bar. The kitchen has tiled splashbacks and Karndean flooring leading into the dining area. The sitting room has carpeted flooring, double doors out to the rear gardens and a window to the rear

Guests WC

Comprising wash basin set to vanity unit, low level WC and Karndean flooring

Utility 2.23 x 1.43m (approx 7'3 x 4'8)

Fitted with wall and base units housing an inset sink and an integral Zanussi washer dryer. The wall mounted Vaillant boiler is housed in here





A door from the **Kitchen** leads to the in the **Inner Hall**, having loft access point and doors opening into:

Master Bedroom 3.66 x 3.51m (approx 12'0 x 11'6)
A spacious principal bedroom having windows to side is a range of fitted wardrobes and private use of:

En Suite 2.49 x 1.44m (approx 8'1 x 4'8)
Comprising a Roca suite fitted with pedestal wash

basin, low level WC and double shower, with Kardean flooring, tiled splash backs, a heated towel rail and an obscured window to the side

Bedroom Two 3.57 x 3.53m (approx 11'8 x 11'6)
Another spacious double room having windows to the rear and private use of:

En Suite 2.4 x 1.17 (approx 7'10 x 3'10)
Comprising a modern Roca suite having pedestal

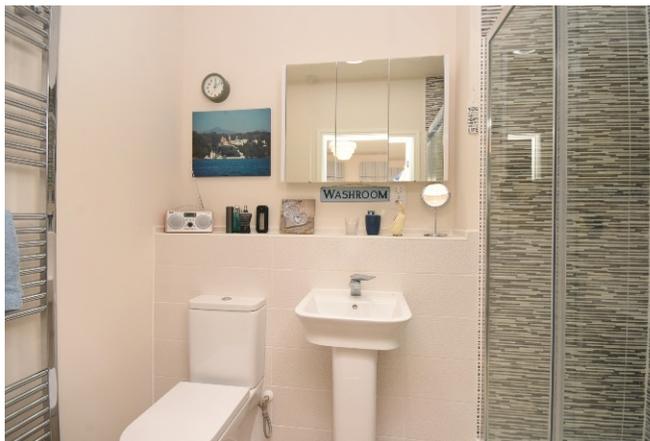
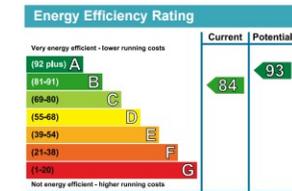


wash basin low level WC and double shower cubicle with Kardean flooring, a heated towel rail and tiled splash backs

Bedroom Three 3.49 x 3.37m (approx 11'5 x 11'0)
Ideal as a study or guest bedroom, having window to the side and a door out to the gardens

Bathroom 2.2 x 1.99m (approx 7'2 x 6'6)
Fitted with Roca pedestal wash basin, low level WC

and bath tub with shower unit over, having Kardean flooring, tiled splash backs and a heated towel rail



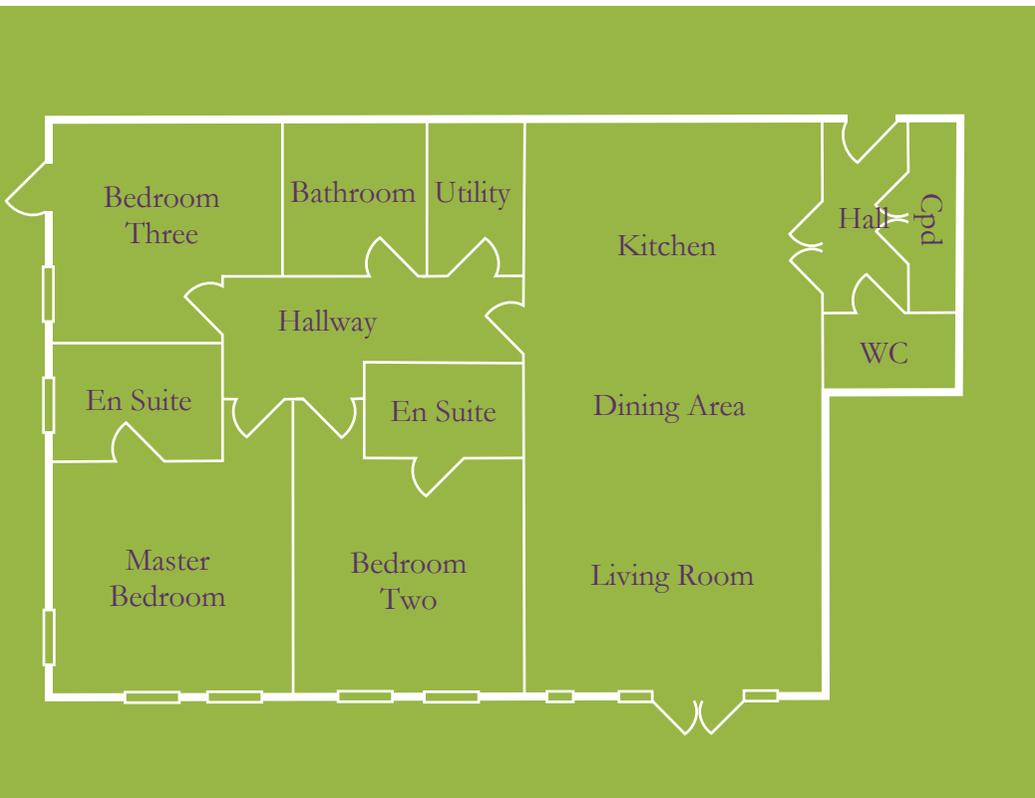


Outside

The property lies on the secluded Heather Court, a bespoke development of single-storey barn conversion style homes. Below a coach house style archway is a courtyard where there is a **Single Garage** and parking space belonging to the property and a further parking space is situated within the courtyard to the front of the barn

Landscaped Gardens

The deceptively spacious corner plot gardens have been beautifully landscaped to create paved terraces, well stocked borders and shaped lawns. Mature trees and foliage provide screening from neighbouring homes and there is gated access for bins to be taken out to the road. The gardens extend around to the side of the property where there is a further paved terrace and raised beds housing fruit trees



Studio 3.46 x 2.84m (approx 11'4 x 9'3)

This superb purpose built studio is ideal as a garden room or home office and is currently fitted out as a bar. There are windows to two sides and double doors out to the terrace and the studio benefits from power and lighting. To the rear of the studio is a useful garden shed



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.