



9 Magnolia Close, Tutbury, DE13 9NZ



Enjoying a peaceful setting in the sought after village of Tutbury is this contemporary semi detached home, benefitting from extended and immaculately presented interiors, two double bedrooms and landscaped south-west facing gardens. Showcasing a superb standard of finish throughout, this attractive village home offers single storey accommodation ideal for a young family, professional couple or downsizer, whilst having the option of approved planning permission to add two further bedrooms and an en suite. The interiors comprise briefly reception hall, stunning open plan dining kitchen with Orangery style lounge off, versatile utility/boot room, two double bedrooms (one of which is serviced by fitted wardrobes) and a modern family bathroom. Outside, the property is set on a deceptively spacious corner plot having parking for two vehicles to the front and immaculately landscaped gardens to the rear. The garden enjoys an excellent degree of privacy to all sides and a sunny south-west aspect, and a versatile summer house offers space as a garden studio or home office.

The property is set in a desirable position on a peaceful cul de sac servicing a handful of similar contemporary homes built in 2014. The handsome village of Tutbury is set within scenic countryside and 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 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 Richard Wakefield Primary School in the village feeds into DeFerrals Academy in Stretton, and the recently opened John Taylor Free School is also within a short drive. The market town of Burton on Trent provides excellent shopping and leisure facilities including a cinema and supermarkets, Tutbury is well placed for links to the A50, A38 and A515, and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within a short walk from the property.

- Contemporary Semi Detached Home
- Extended Single Storey Accommodation
- Secluded & Tranquil Cul de Sac
- Stunning Open Plan Living & Dining Kitchen
- Useful Boot Room/Utility
- Two Double Bedrooms & Bathroom
- South-West Facing Landscaped Gardens
- Studio/Garden Office
- Private Parking for Two
- Planning Permission Granted
- Desirable Village Location with Superb Amenities
- Approx. 2 Years NHBC Warranty

#### Reception Hall

The composite front door opens into this attractive hallway, having Karndean flooring, a fitted cloaks cupboard and doors opening into:

#### Stunning Open Plan Living & Dining Kitchen

Having been beautifully extended, this impressive

space comprises a modern fitted kitchen, formal dining area and generous lounge. The **Kitchen** 3.01 x 2.82m (approx. 9'10 x 9'3) is fitted with a range of modern wall and base units housing an inset sink with side drainer, spaces for a washing machine and dishwasher and integral appliances including fridge freezer, oven and gas hob. There is a window to the rear and the kitchen has tiled flooring. The **Dining Area** 4.6 x 4.05m (approx. 15'1 x 13'3) has Karndean flooring which extends into the fabulous Orangery style **Lounge** 6.42 x 2.89m (approx. 21'0 x 9'5), having a skylight providing plenty of natural light and windows to two sides. Bifold doors extend across the rear giving access out to the gardens. From the dining area, a door opens into:

#### Utility/Boot Room

Offering an alternative entrance to the property, this versatile space has a window to the side, a door out to the side and tiled flooring





Doors from the **Reception Hall** lead into:

**Master Bedroom** 4.1 x 2.91m – max (approx).  
A spacious principal bedroom having a window to the front aspect and mirror fronted wardrobes

**Bedroom Two** 2.95 x 2.95m (approx).  
Another double bedroom having window to the front

**Family Bathroom** 2.95 x 2.09m (approx).  
Comprising a modern four piece suite having pedestal wash basin, WC, bathtub and separate shower, with tiled flooring, tiled splash backs and a chrome heated towel rail

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Outside

The property is set on the tranquil Magnolia Close, a cul de sac home to a handful of similar contemporary homes. To the front aspect there is parking for two vehicles to a tarmac driveway, and gated access opens into the rear garden. A paved pathway leads to the front door and there

is also an electric vehicle charger point

## Landscaped Gardens

Extending to a generous size, the rear gardens wrap around the rear and side and the property and enjoy a sunny south-westerly aspect. Having been beautifully landscaped, lawns are edged with

sleepers and neatly maintained borders, with a paved terrace offering a secluded space for outdoor entertaining. The garden is safely enclosed to all sides and houses a useful **Summer House**, offering ideal space as a home office or studio

**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.