



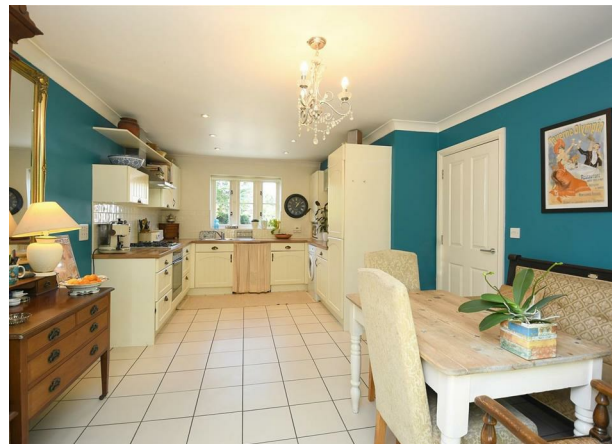
2 The Old Glassworks Ludgate Street, Tutbury, Staffordshire,  
DE13 9BW

 Parker  
Hall


Set in the heart of the historic village of Tutbury is The Old Glassworks, a beautifully presented detached home enjoying spacious and versatile interiors, four double bedrooms and secluded landscaped gardens. Offering cleverly designed accommodation extending evenly over three floors, this modern double fronted home presents plenty of flexibility to suit either couples or a family, with large double bedrooms also offering potential for uses as a home office or further reception room.

The first floor comprises an open plan dining kitchen, spacious lounge and family bathroom, all enjoying privacy and an open outlook to the front. The ground and second floors are each laid to two double bedrooms and a bathroom, and the ground floor bedrooms offer ideal potential as a second living room, study or teenagers suite. Outside, there is a charming landscaped garden enjoying privacy to all sides, with a secure side access offering storage steps down to the road level. The property also benefits from a single garage and allocated parking within a shared courtyard.


- Double Fronted Detached Home
- Versatile & Well Presented Interiors
- Open Plan Dining Kitchen
- Three Bathrooms (one to each floor)
- Single Garage & Parking
- Desirable Village Setting
- Spacious Lounge
- Four Double Bedrooms
- Beautiful Landscaped Gardens
- Ideal for Home-Working/Annexe

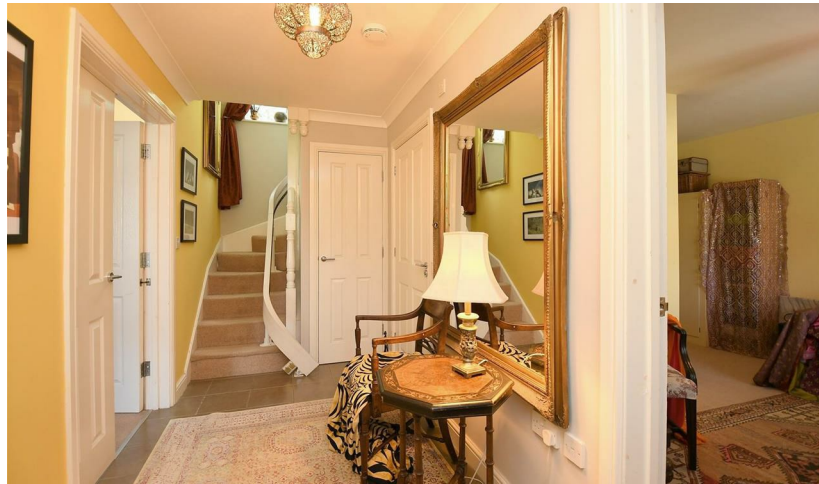


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.

**The Property Misdescriptions Act 1991:** 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.