



12 Bluebell Way, Tutbury, DE13 9LJ

 Parker
Hall

Showcasing a pleasant open outlook to the front and a desirable village setting is this executive detached family home, benefiting from extensive three story accommodation, five generous bedrooms plus dressing room and attractive gardens with a fabulous bespoke terrace to the rear. Offering immaculately presented interiors, this impressive double fronted home lies on a private lane servicing handful of similar homes, and offers flexible interiors ideal to suit a growing family also needing space to work from home. The property comprises briefly central reception hall, two generous reception rooms, family dining kitchen, utility and

cloakroom to the ground floor, with five good sized bedrooms set over the first on second floors. The second floor laid to a fabulous master suite, with en suite bathroom and a dressing room (ideal as a further double bedroom), and the additional four bedrooms benefit from use of a guest en suite, Jack and Jill en suite and family bathroom. Outside, desirable plot benefits from parking for around four vehicles as well as a detached double garage, and the rear garden has been upgraded with a bespoke pergola and composite decking featuring a contemporary outdoor fireplace. This traditionally styled home benefits from the NHBC warranty until approximately 2028

and is serviced by mains gas central heating and full double glazing.

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, centred 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 DeFerrers 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.



- Executive Detached Family Home
- Extensive & Versatile Three Storey Living
- Historic Village Setting
- Pleasant Open Outlook
- Oversized Lounge & Family Room/ Playroom
- Open Plan Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Stunning Master Suite with Bathroom & Dressing Room/6 Bedroom
- Four Further Bedrooms
- Guest Ensuite, Jack And Jill Suite And Family Bathroom
- Double Garage & Parking For 4+ Cars
- Generous Gardens
- Fabulous Composite Deck With Pergola & Outdoor Fireplace
- NHBC Warranty until 2028
- Well Placed For Commuter Routes & Rail Travel

The front door opens into a stunning central **Reception Hall**, having impressive tall ceilings, Karndean flooring and a staircase rising to the first floor with storage beneath. Doors open into:

Lounge 7.54 x 3.86m (approx. 24'9 x 12'8)
An oversized dual aspect living room having window to the front with a pleasant open view, double doors opening out to the rear terrace and gardens and an oak fireplace with feature wall panelling. A door opens into the **Kitchen**

Family Room 3.86 x 2.6m (approx. 12'8 x 8'6)

Versatile reception room ideal as a snug, formal dining space or playroom, having Karndean flooring and a window to the front

Family Dining Kitchen 6.2 x 4.1m (approx. 20'3 x 13'5) – max

A fabulous L-shaped family space comprising a dining and breakfast area and a modern fitted kitchen. The kitchen comprises a range of gloss wall and base units with complimentary worksurface is over, housing an inset one and a half sink with side drainer and a range of integral appliances including dishwasher, double oven, induction hob and two fridge freezers. Tiled flooring extends throughout, the kitchen has a window to the rear and double doors open out to the rear gardens from the dining area. To one side there is a fitted breakfast bar and doors open into the reception hall and:

Utility 2.35 x 1.83m (approx. 7'9 x 6'0)

Comprising all and base units coordinating with those of the kitchen, housing spaces for a washing machine and tumble dryer. With tiled flooring and a door opening out onto the driveway

Cloakroom

Comprising pedestal wash basin and WC, with tiled flooring





Stairs rise to the **First Floor Landing** where there is a window to the front and a door into the **Airing Cupboard** which houses the pressurised hot water cylinder. The staircase continues to the **Second Floor Landing** where there is a skylight and flexible accommodation offers ideal space for a fabulous master suite with dressing room or for a sixth bedroom

Master Bedroom 5.1 x 4.9m (approx. 16'8 x 16'1)
Generous principal bedroom having window to the front, a skylight to the rear and loft access point

Dressing Room 3.86 x 2.4m (approx. 12'8 x 7'10)
Accessed from the landing, the dressing room has a window to the front and offers flexible uses as a nursery or additional double bedroom

En Suite Bathroom 2.89 x 2.4m (approx. 9'5 x 7'10)
Comprising a modern suite having pedestal wash basin, WC, bathtub and separate shower, with half tiling to walls, tiled flooring, a chrome heated towel rail and a skylight to the rear

Doors from the **First Floor Landing** open into:

Bedroom Two 3.86 x 3.05m (approx. 12'8 x 10'0)
A spacious double bedroom having windows to the front enjoying a pleasant open outlook and a door into:

En Suite 2.77 x 1.2m (approx. 9'1 x 3'11)
Fitted with pedestal wash basin, WC and double shower, with half tiling to splashbacks and a chrome heated towel rail

Bedroom Three 3.84 x 3.0m (approx. 12'7 x 9'10)
Having window to the rear, a range of bespoke fitted wardrobes and shared use of:

Jack & Jill En Suite 2.8 x 1.2m (approx. 9'1 x 3'11).
Fitted with pedestal wash basin, WC and double shower, with tiled flooring, half-time into walls and a door through to:

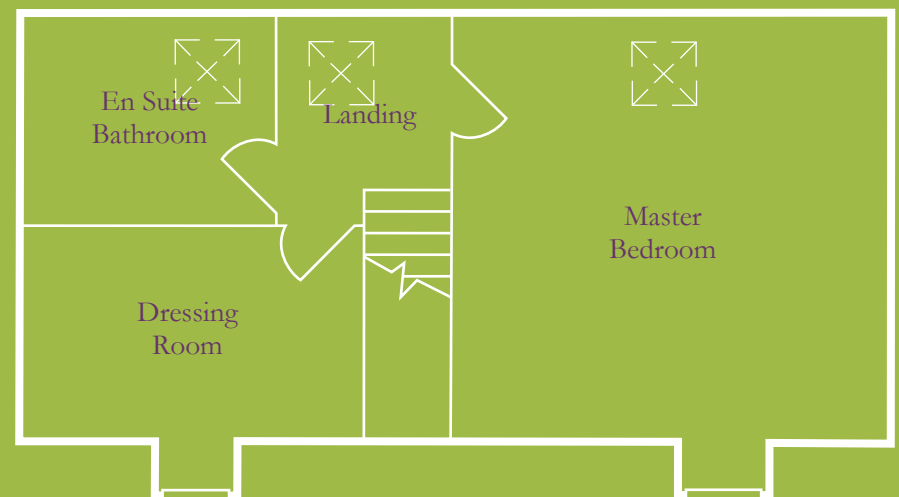
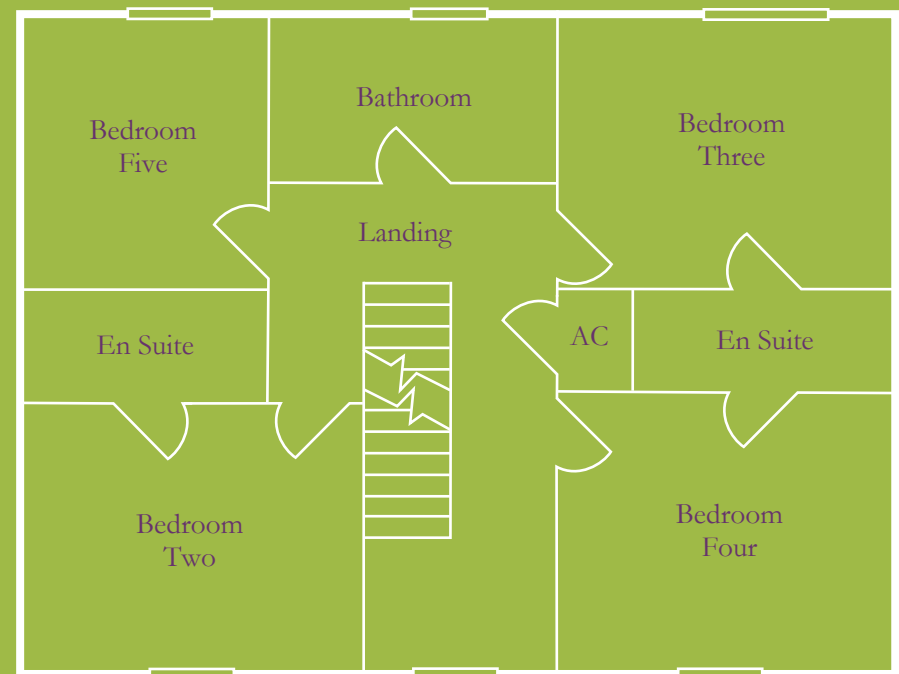
Bedroom Four 3.76 x 3.85m (approx. 12'7 x 12'4)
Another double room having window to the front

Bedroom Five 3.11 x 2.77m (approx. 10'2 x 9'1)
An ideal home office or fifth bedroom, having window to the rear

Family Bathroom 3.3 x 1.8m (approx. 10'10 x 5'10)
Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, with half tiling to splashbacks, a chrome heated towel rail and obscured window to the rear







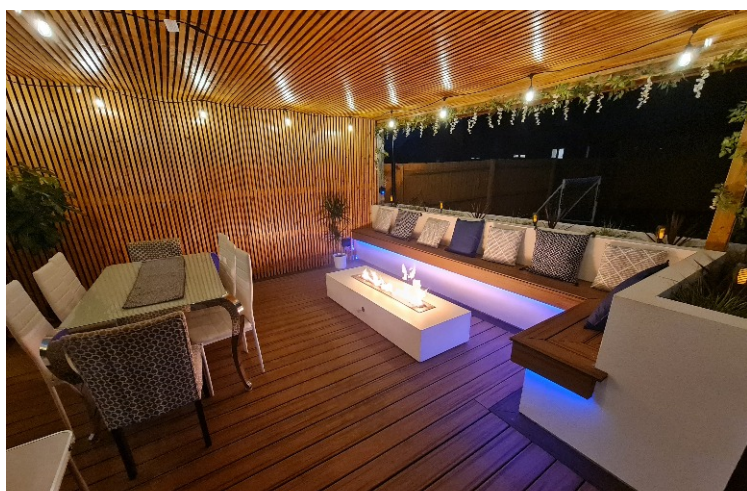


Outside

This executive family home lies on a private block paved road servicing a handful of similar properties, enjoying a pleasant open outlook to the front. A generous driveway provides parking for around four vehicles, there is access via twin manual entrance doors to the **Double Garage**, which has power, lighting, ample loft storage space and a courtesy door into the garden. A paved pathway leads to the front door and there is gated access opening into the rear garden

Rear Gardens

The garden plot extends to a generous size and is formed by a bespoke designed entertaining space with covered pergola and good sized lawns. The composite deck terrace extends across the width of the property, offering an open space to one side and a further covered terrace with privacy screening, a number of outdoor power points and a fitted seating area. Beneath the pergola is a contemporary LPG gas outdoor fireplace, and a raised planter provides additional privacy. The lawns are safely enclosed to all sides and are planted with a variety of trees and foliage, offering further potential for landscaping to suit



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.