



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

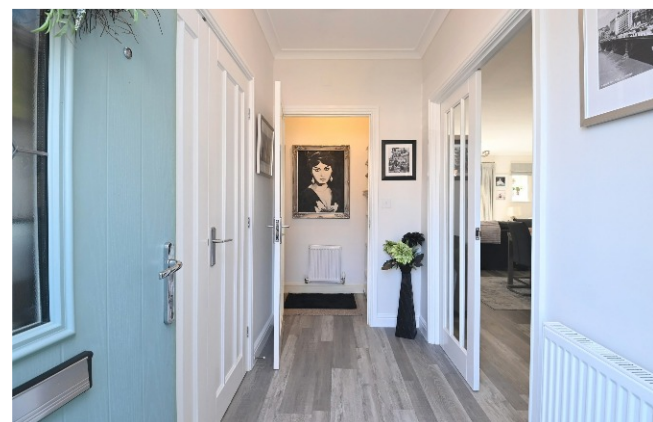


Set within a delightfully secluded and peaceful position in Tutbury is this contemporary single storey home, offering three double bedrooms, contemporary open plan living and a beautifully landscaped corner plot garden. Being finished to a superb specification, this individual property presents ideal accommodation to suit a downsize move or those needing single storey accommodation, this immaculate, traditionally styled property retains a further 4 years of the NHBC warranty and has received recent upgrades to include a new 2023 boiler, sliding doors and Amtico flooring to the kitchen/living space and new carpets to the

bedrooms and hallway. The interiors comprise reception hall with cloakroom and laundry cupboard, impressive open plan dining and living kitchen and a separate utility, with three double bedrooms serviced by two en suites and a family bathroom. Outside, the corner plot garden has been beautifully landscaped enjoying plenty of sunlight and privacy, and a purpose-built studio in the garden offers ideal space 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 popular modern development.

The property lies within a private courtyard on the outskirts of the popular Heritage Park, being within a short walk of the village centre. 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.





- Individual Barn Style Home
- Secluded Position on Modern Development
- Generous Landscaped Corner Plot
- Immaculate & Contemporary Interiors
- Open Plan Dining & Living Kitchen
- Utility, Cloaks & Laundry Cupboards
- Three Double Bedrooms
- Two En Suites & Bathroom
- Single Garage & Parking for Two
- Secluded Landscaped Gardens
- Bespoke Garden Studio/ Home office
- 4 Years NHBC Warranty
- 2023 Boiler & Double Glazed Windows
- Desirable Village Location

### Reception Hall

From the private central courtyard, a paved pathway leads to the composite front door, which opens in turn to the **Reception Hall**. This wide hallway has Karndean flooring, double doors to a spacious cloakroom cupboard and a further door to a **Laundry Cupboard** (formerly a WC, plumbing remains in place). Glazed double doors open into:

### Stunning Open Plan Dining & Living Kitchen

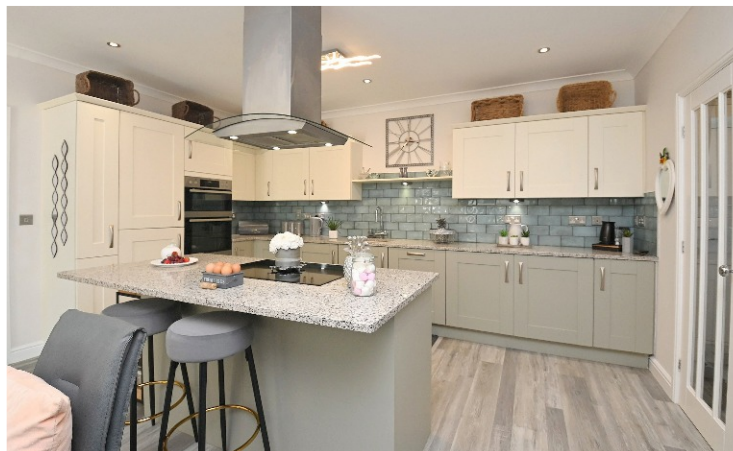
9.03 x 4.68m (approx 29'7 x 15'4)

This impressive open plan space is formed by a shaker style fitted kitchen with integral appliances, formal dining area and living area. The **Kitchen** comprises a range of contrasting wall, base and island units with granite work surfaces over, housing an inset sink with mixer tap and a range of integrated appliances including Zanussi dishwasher, AEG double oven and refitted fridge freezer. An island houses an AEG induction hob with extractor above and well as further storage space, with the worktops extending to one side to create an entertaining style breakfast bar. The kitchen has tiled splashbacks and Amtico flooring which extends into the **Dining Area** and **Sitting Room**, where wide sliding doors with inbuilt blinds open out to the beautifully landscaped rear garden

A door from the kitchen heads into the **Inner Hall**, where there is a door into:

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

Fitted with wall and base units housing an inset sink and space for a washer dryer. The wall mounted boiler which was fitted in 2023 is also housed in here







From the **Inner Hall**, there is access via a drop down fitted ladder to the boarded loft space, and doors open into:

**Master Bedroom** 3.66 x 3.51m (approx 12'0 x 11'6)

A spacious principal bedroom having windows to two sides and mirror fronted fitted wardrobes. With 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 Karndean 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:

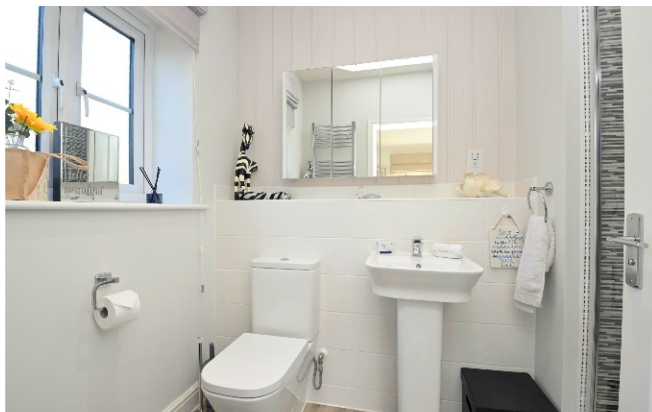


**En Suite** 2.4 x 1.17 (approx 7'10 x 3'10)  
Comprising a modern Roca suite having pedestal wash basin low level WC and double shower cubicle with Karndean flooring, a heated towel rail and tiled splash backs

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

property where there is a sunny courtyard garden

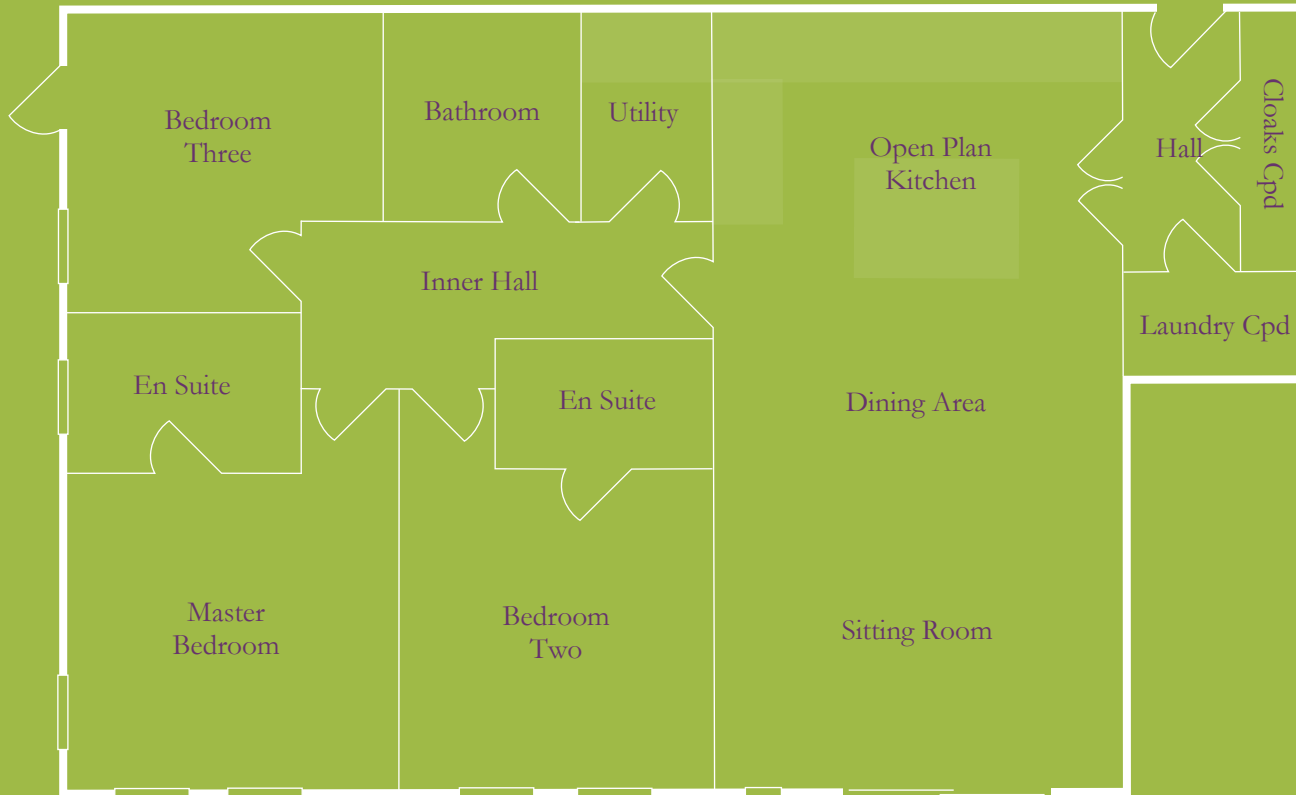
**Family Bathroom** 2.2 x 1.99m (approx 7'2 x 6'6)  
Fitted with Roca pedestal wash basin, low level WC and bath tub with shower unit over, having Karndean flooring, tiled splash backs and a heated towel rail











## 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 aspect

## Landscaped Gardens

The deceptively spacious corner plot gardens have been beautifully landscaped to create paved terraces, well stocked borders and artificial lawns. Mature trees and foliage provide screening to the boundaries, and there is gated pedestrian access out onto the road. The gardens extend around to the side of the property where there is a further

courtyard terrace with raised beds, and the property benefits from exterior lighting, power and water

## 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, having windows to two sides, double doors out to the terrace, 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.

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