



£295,000

3 Bedroom Town House for sale

22E Bluebell Way, Tutbury, Burton-On-Trent





## Overview

BOOK VIA OUR EWEMOVE WEBSITE - A home that delivers space, style and village charm in equal measure. From boutique-lined streets to riverside walks and the historic backdrop of Tutbury Castle, Tutbury offers a lifestyle rich in character and community.



## Key Features

- BOOK VIA OUR EWEMOVE WEBSITE
- LEGAL PACK & SEARCHES READY
- Virtual Tour Available
- Three-bedroom end-of-terrace home set over three spacious floors
- Impressive master suite occupying the entire second floor with private ensuite
- Bright and contemporary open-plan kitchen diner with modern appliances
- Separate utility area and convenient ground floor cloakroom WC
- Low-maintenance rear garden ideal for relaxing or entertaining
- Designated parking and garage to the rear
- Prime village location in Tutbury with excellent transport links, schools and local amenities nearby





A home that delivers space, style and village charm in equal measure - ready to move into

Tucked away in a peaceful corner of charming Tutbury, this beautifully presented three-bedroom end-of-terrace home offers the perfect blend of contemporary comfort and village lifestyle. Thoughtfully designed across three spacious floors, this is a home that effortlessly balances practicality with modern elegance - ideal for growing families, professionals, or anyone seeking a relaxed yet connected way of living.

From boutique-lined streets to riverside walks and the historic backdrop of Tutbury Castle, Tutbury offers a lifestyle rich in character and community. Excellent schools, green open spaces, convenient rail links and easy access to major road networks make everyday living refreshingly simple.

Step inside to a welcoming entrance hall that sets the tone for the rest of the home. The lounge is a cosy yet elegant retreat, perfect for quiet evenings or relaxed family time. To the rear, the open-plan kitchen diner forms the true heart of the home - a light-filled, sociable space fitted with modern appliances and ample room for dining. Whether hosting friends or enjoying weekday meals, this space adapts effortlessly to the rhythm of daily life.

A separate utility area keeps practicalities neatly tucked away, while a convenient cloakroom WC completes the thoughtfully arranged ground floor.

Upstairs, two generously sized bedrooms provide comfortable and versatile accommodation. Bedroom two is a generous double room, while bedroom three offers flexibility as a child's room, guest suite, or stylish home office.



The modern family bathroom features a sleek three-piece suite, offering both style and functionality for busy mornings and relaxed evenings soaking with the bubbles in the tub!

Occupying the entire top floor, the impressive master suite feels like a private retreat. Generous in scale and filled with natural light, it provides a peaceful escape at the end of the day. A contemporary ensuite shower room adds an extra touch of luxury and convenience.

The low-maintenance rear garden creates the perfect setting for summer barbecues, morning coffee, or unwinding after a long day. To the rear, the property benefits from designated parking for two vehicles and a separate garage - a valuable addition for modern living.

Beyond Tutbury, further amenities can be found in nearby Rolleston on Dove, while the vibrant town of Burton-on-Trent offers extensive shopping, leisure facilities and rail connections.

Commuters will appreciate excellent access to the A50, A38 and A515, as well as convenient rail services from Tutbury & Hatton and Burton-on-Trent stations - keeping both city centres and countryside within easy reach.

#### LEGALLY READY

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)

- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Estate Management Fee; Yes (TBC).

Property Construction: Traditional.

Parking: Garage & Allocated parking

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

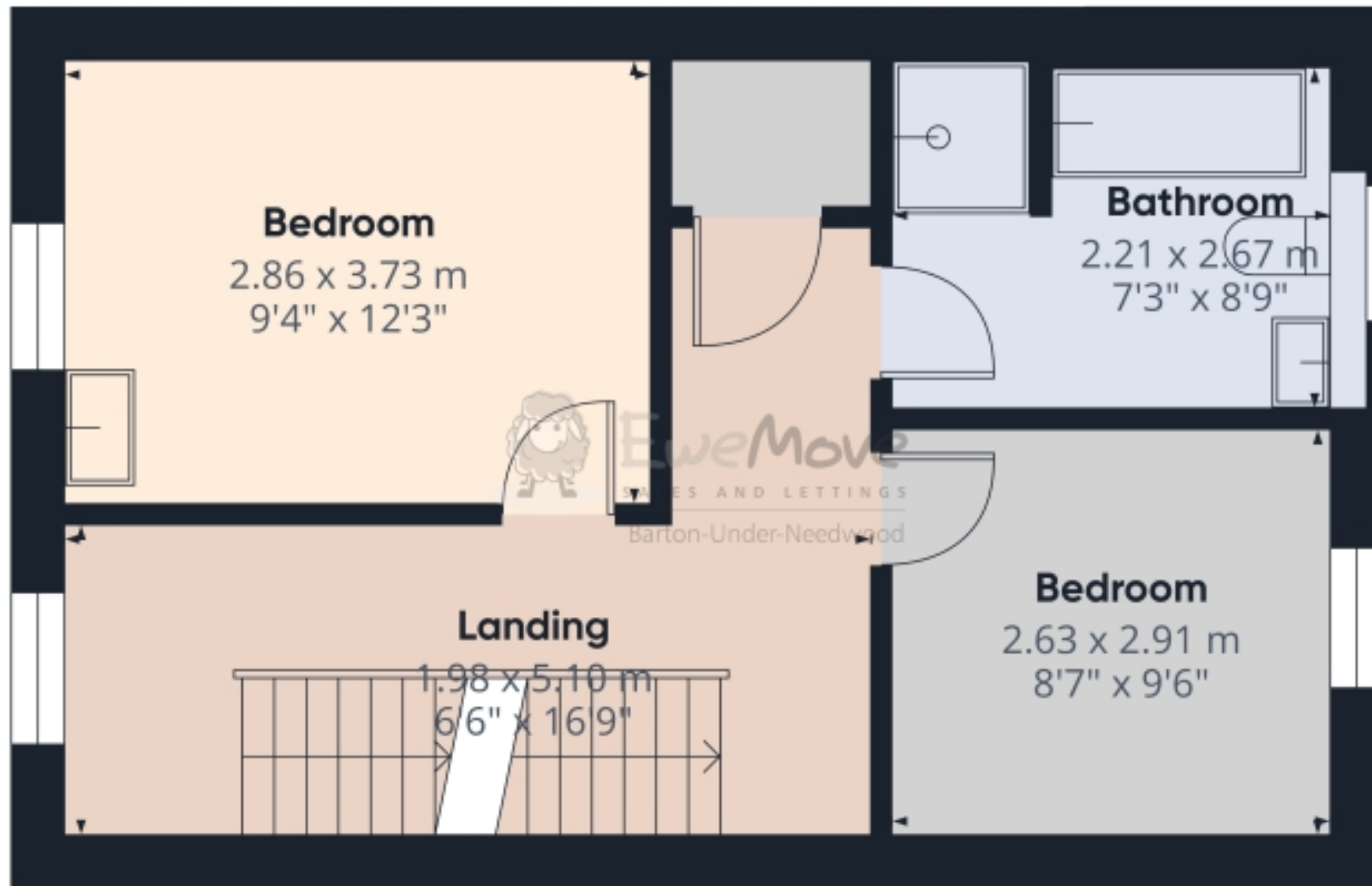
Heating: Gas central heating.

Conservation Area: No.

Tree Preservation: No.



# Floorplans



Approximate total area<sup>(1)</sup>  
35.8 m<sup>2</sup>  
385 ft<sup>2</sup>

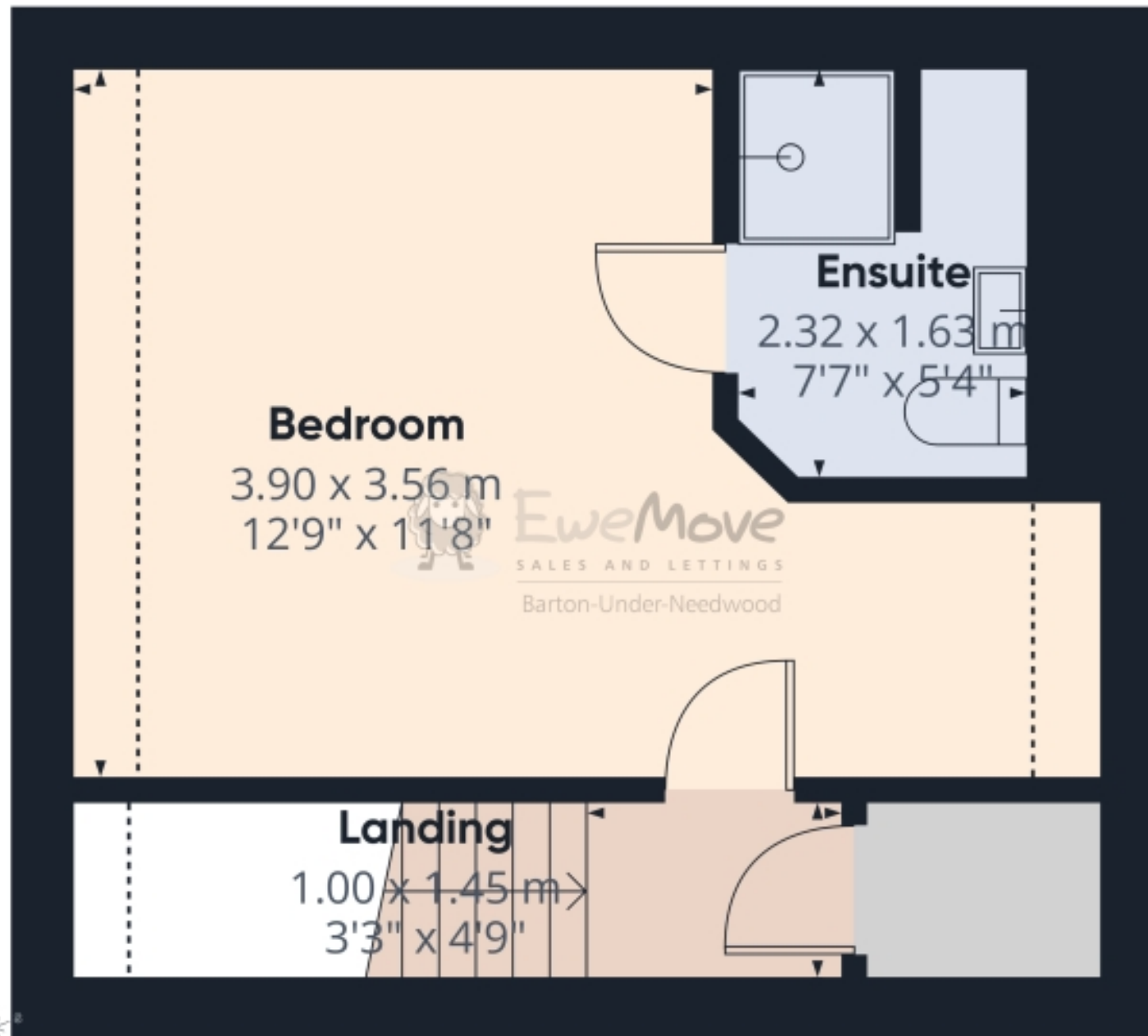
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES60



# Floorplans



Floor 2 Building 1

EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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