



£375,000

4 Bedroom Detached House for sale
4 HOLLY ROAD, TUTBURY, BURTON-ON-TRENT





Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this stunning, modern family home, nestled in the prestigious Heritage Park development in the charming village of Tutbury. Built by Peveril Homes in 2018. This detached gem boasts four bedrooms and is ready for you to move in and make it your own.



Key Features

- STUNNING 4 BED FAMILY HOME
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINER & UTILITY
- MASTER WITH EN-SUITE
- GENEROUS REAR GARDEN
- DRIVEWAY & GARAGE FOR 3 VEHICLES
- 4 YEAR NHBC WARRANTY REMAINING
- CLOSE TO VILLAGE AMENITIES
- SOUGHT AFTER LOCATION





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As you step inside, you're greeted by a spacious entrance hall adorned with Karndean flooring, leading to a convenient downstairs W.C. The lounge is a haven of comfort, featuring double French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The heart of the home is undoubtedly the open-plan kitchen and dining room, complemented by a utility room. The kitchen is equipped with an array of matching wall and base units, stylish work surfaces with tiled splashbacks, and a practical one and a half bowl sink with drainer. It also boasts a fitted eye-level double electric oven, a gas hob with an extractor hood, and an integrated dishwasher. The Karndean flooring from the hallway continues here, adding a touch of elegance.



Upstairs, you'll find four well-appointed bedrooms, including a master suite with an en-suite shower room. The en-suite features a sleek shower cubicle, wash hand basin, and a heated towel rail. A family bathroom serves the remaining bedrooms, ensuring ample space and comfort for everyone.

Outside, the property offers a generous driveway to the side, providing off-road parking for three vehicles, along with a single garage complete with an up-and-over door, power, and lighting. The driveway also grants gated access to the beautifully landscaped rear garden, which features a lush lawn, a patio area, and a timber-decked seating area perfect for outdoor entertaining.

Tutbury itself is a haven of amenities, from boutique shops to quaint cafes,

all nestled along the picturesque High Street. Historical intrigue awaits at Tutbury Castle and the village museum.

The property lies within catchment for the Richard Wakefield Primary School in Tutbury and 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.

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.

Don't miss the opportunity to make it yours!

Floorplans

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

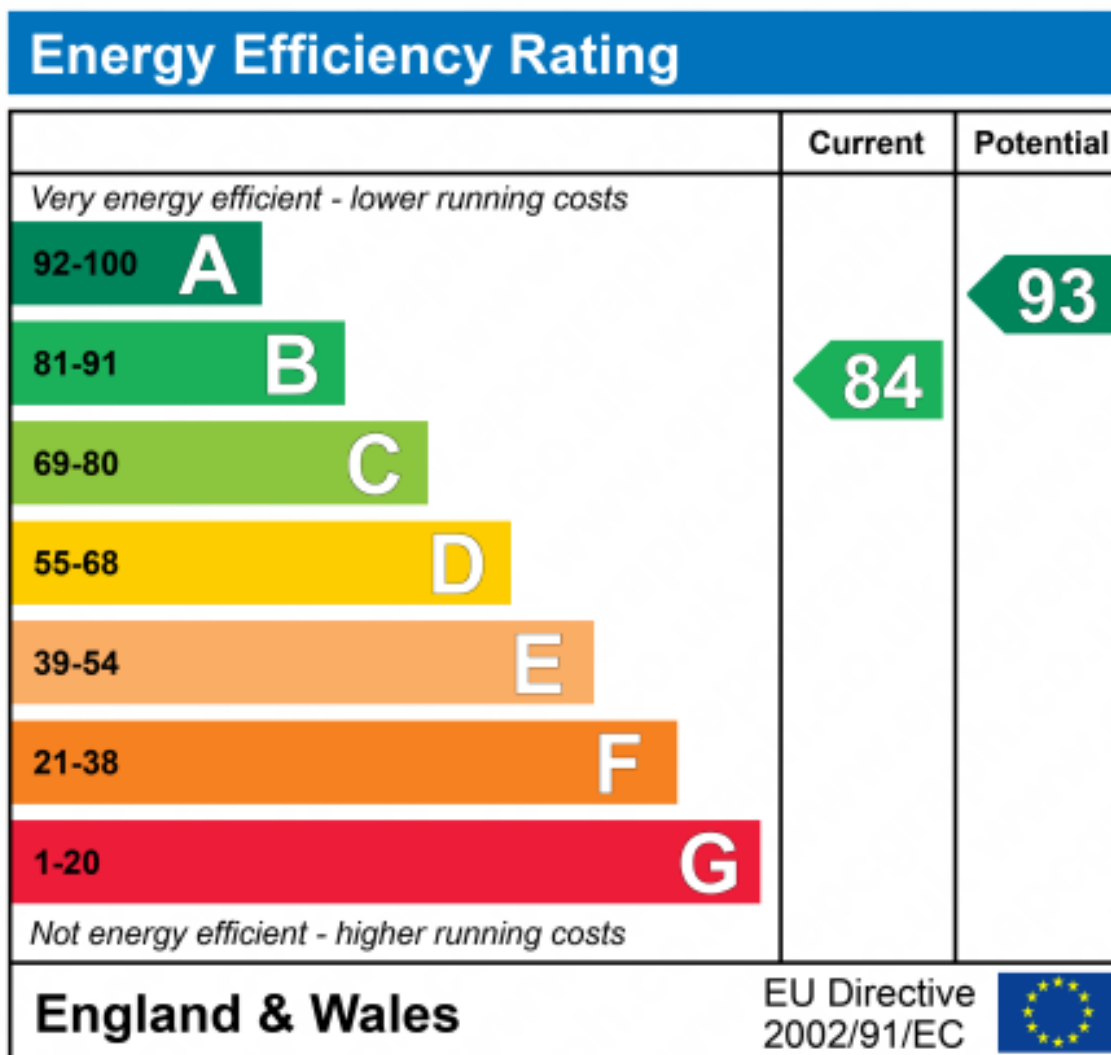


1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Marketed by EweMove Barton-under-Needwood

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