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27, DE13  
£285,000



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A stylish and well-maintained three-bedroom home, positioned within a modern development on Lavender Way in the heart of Tutbury. Built in 2016, this property offers a practical yet considered layout, ideal for first-time buyers, young families or those seeking a low-maintenance move. The generous lounge diner provides a welcoming space to unwind or entertain, while the landscaped rear garden has been thoughtfully designed to make the most of outdoor living. With a driveway for two vehicles and an electric charge point, this is a home that comfortably supports modern day-to-day living within a popular village setting.





### The Detail

The property opens into a bright hallway, enhanced by feature wall panelling and access to a convenient guest cloakroom. To the front, the spacious lounge diner spans the depth of the home, with twin windows drawing in natural light and offering flexibility for both seating and dining areas.

To the rear, the modern fitted kitchen is arranged with a range of base and wall units, integrated oven, gas hob with extractor, fridge and freezer, along with space for further appliances. A door leads directly out to the patio, creating an easy transition between indoor and outdoor spaces.

Upstairs, the principal bedroom enjoys excellent proportions and benefits from a private en-suite shower room. Two further bedrooms provide versatile accommodation for children, guests or home working, served by a well-appointed family bathroom with bath and shower over.

Externally, the landscaped rear garden features a paved patio, lawned section, and a decked terrace with pergola – an inviting setting for summer evenings. The driveway to the side provides parking for two cars and includes an electric vehicle charge point.





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### The Location

Tutbury continues to be one of the area's most favoured villages, known for its characterful High Street and strong sense of community. Independent cafés, boutique shops and traditional pubs line the historic centre, while everyday essentials are well catered for with a doctor's surgery, pharmacy, dentist and primary school all within the village.

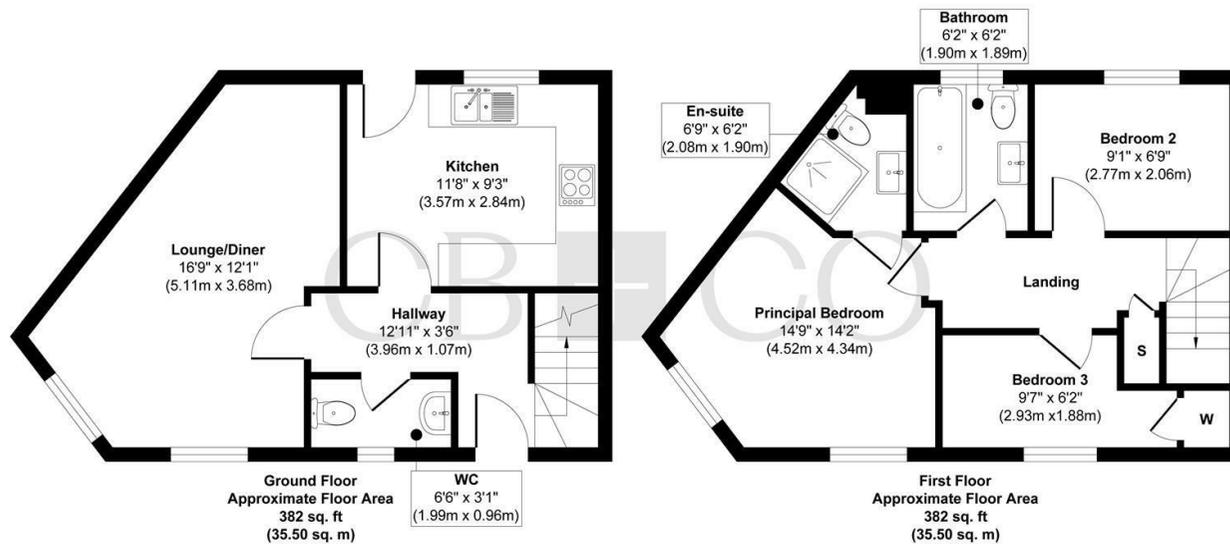
Nearby Hatton offers additional conveniences including supermarkets, a butchers and a railway station, providing direct connections to Derby and Birmingham. For commuters, the A38 and A50 are easily accessible, linking to Derby, Lichfield, Uttoxeter and beyond. With countryside walks close by and amenities on the doorstep, Tutbury offers a balanced village lifestyle with practical connectivity.







**Lavender Way, Tutbury**



**Approx. Gross Internal Floor Area 764 sq. ft / 71.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Stylish Three Bedroom Home Built In 2016
- Spacious Lounge Diner With Dual Front Windows
- Modern Fitted Kitchen With Integrated Appliances
- Direct Access From Kitchen To Patio And Garden
- Feature Panelled Entrance Hall With Guest Cloakroom
- Principal Bedroom With Private En-Suite Shower Room
- Two Further Versatile Bedrooms And Family Bathroom
- Landscaped Rear Garden With Patio, Lawn And Pergola
- Driveway For Two Vehicles With Electric Charge Point
- Sought-After Tutbury Village Setting With Excellent Road Links

### Size

Approx 925.70 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

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*Let's Talk*

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