

CURRAN  
BIRDS  
+ CO

39, DE13  
£245,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, VIEWS OF TUTBURY CASTLE - A three-bedroom detached home, set within a quiet cul-de-sac and enjoying views towards Tutbury Castle, this property presents an excellent opportunity for first-time buyers. Well maintained throughout, the home offers practical and well-balanced accommodation, alongside a low-maintenance outdoor space ideal for relaxing or entertaining. With off-road parking, a garage, and no onward chain, the property is ready for immediate occupation. Its setting, just a short walk from the village centre, ensures easy access to local amenities while retaining a peaceful residential feel.









### The Detail

The property opens via a composite entrance door with frosted glazing into a hallway that provides access to the lounge and staircase to the first floor. Positioned at the front, the lounge benefits from dual-aspect windows, allowing natural light to fill the space, while a feature fireplace creates a focal point. To the rear, the kitchen-diner is fitted with a range of wall and base units with roll-top work surfaces, along with space for a range cooker and a sink with drainer. From here, Tutbury Castle can be seen in the background.

Upstairs, the landing leads to three bedrooms, including two well-proportioned doubles, both offering fitted storage options. The bathroom is fitted with a modern suite, featuring a P-shaped bath with shower, vanity unit with integrated WC and basin, heated towel rail, and full tiling. Externally, a block-paved driveway leads to a rear garage, while the garden is designed for ease, offering a lawn and patio area that enjoys the surrounding outlook.









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## The Location

Tutbury offers a distinctive village atmosphere, shaped by its historic character and strong sense of community. A short walk brings you into the heart of the village, where independent cafés, traditional pubs, and well-regarded eateries provide a welcoming social scene. Popular spots such as cosy coffee houses and riverside walks along the nearby River Dove create an appealing balance between leisure and everyday convenience.

For outdoor enjoyment, the grounds surrounding Tutbury Castle and local green spaces offer scenic walking routes and a connection to the area's heritage. Everyday essentials are easily catered for with local shops and services close at hand, while nearby towns provide additional retail and leisure options.



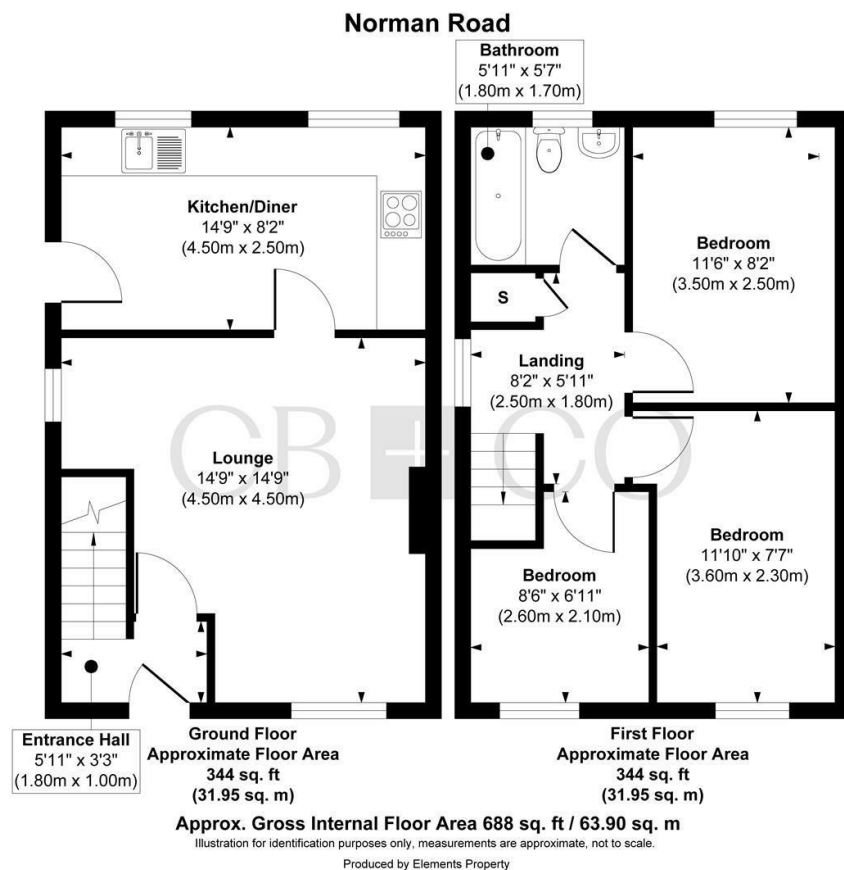












## The Particulars

- Three Bedroom Detached Home
- Quiet Cul-De-Sac Position, Views Towards Tutbury Castle
- Spacious Lounge With Feature Fireplace
- Well Appointed Kitchen Diner, With Ample Storage
- Modern Bathroom With P Shaped Bath And Vanity Unit
- Block Paved Driveway Providing Off Road Parking
- Low Maintenance Garden With Lawn And Patio Area
- Detached Garage Positioned To The Rear
- Ideal For A First Timer Buyer
- No Upward Chain

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band



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Let's *Talk*

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