



## 19 Fraser Drive , Uttoxeter, ST14 5EH

**\*\* FOUR BEDROM DETACHED PROPERTY \*\* NEW BUILD WARRANTY \*\* DETACHED DOUBLE GARAGE \*\***

A beautifully presented four bedroom detached property, benefiting from a spacious plot, four good sized bedrooms and open plan kitchen/diner. Internal inspection is highly recommended to fully appreciate the scope of accommodation on offer. In brief, the property comprises hallway, lounge, kitchen/diner, utility room, cloaks/WC, study, four bedrooms with master having en-suite facilities and family bathroom. Externally, the property has a double width driveway leading up to a detached double garage with double up and over door.

The local area offers many nearby amenities with close proximity. Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE.

Asking Price £440,000

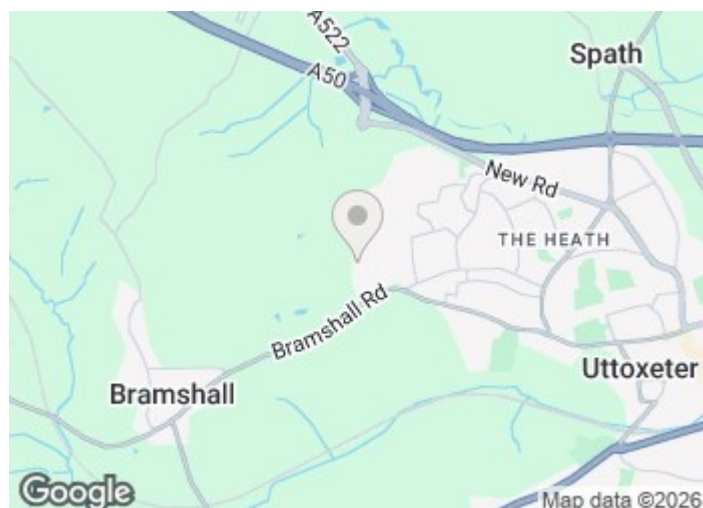
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, Uttoxeter, ST14 5EH



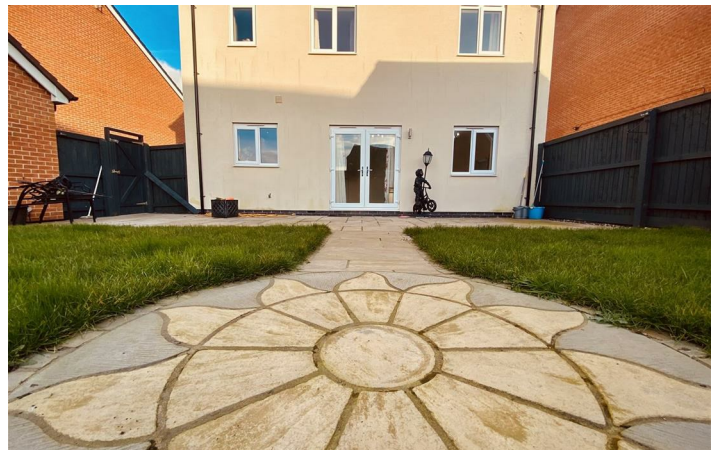
- BRAMSHALL MEADOWS
- DETACHED HOUSE
- NEUTRAL DECOR AND FLOORINGS
- EN-SUITE TO MASTER BEDROOM
- LARGE OPEN PLAN KITCHEN/LIVING AREA
- ALLOCATED PARKING
- FAMILY BATHROOM WITH SEPERATE SHOWER CUBICLE

## DETAILS



Directions





# Floor Plan

## GROUND FLOOR

APPROX. 66.0 SQ. METRES (710.6 SQ. FEET)



## FIRST FLOOR

APPROX. 66.5 SQ. METRES (715.5 SQ. FEET)



**TOTAL AREA: APPROX. 132.5 SQ. METRES (1426.2 SQ. FEET)**

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		