







**\*\* EXCLUSIVE DEVELOPMENT \*\* NO CHAIN \*\*  
PREMIER LOCATION NEARBY TO RACECOURSE  
\*\* EXECUTIVE DETACHED HOUSE \*\* FOUR  
BEDROOMS \*\* DOUBLE GARAGE \*\* 0.52 ACRE  
PLOT \*\***

Situated on Uttoxeter's prestigious Wood Lane, stands this executive family home, showcasing a spacious 3000sq. ft. of accommodation, surrounding gardens with electric gated entry and four double sized bedrooms with four bathrooms. The large frontage has a sprawling tarmacadam driveway with off road parking for several vehicles and lawned gardens with an entertaining decking area.

The property is conveniently located within walking distance to Town Centre and within easy access to local amenities such as shops, schools, leisure centre. Easy access to A50 which links all major road links and a short drive from the Peak District. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agency



**ABODE**  
SALES & LETTINGS



### Reception Hallway

With a timber glazed front entry door leading into, with a dog leg staircase rising to the first floor landing, smoke alarm, central heating radiator, useful under stairs storage cupboard, thermostat, internal doors lead to:

### Cloaks/WC

With a double glazed frosted window to the front elevation, complementary tiled floor throughout, central heating radiator, low-level WC with continental flush, sink unit with mixer tap and granite worktop surface.

### Lounge

With a double glazed window to the front elevation, two central heating radiators, the focal point of the room being the cast-iron multi fuel burning fireplace, TV aerial point, coving to ceiling, double doors lead to:

### Sitting Room

With a double glazed window to the rear elevation, sliding doors leading to the rear patio, tiled flooring throughout, central heating radiator and TV aerial point

### Dining Room

With a double glazed window to the rear elevation, central heating radiator, Kearndean flooring throughout.



### Kitchen

With a double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces. A range of integrated appliances includes a 1 1/2 stainless steel sink and drainer with mixer tap and cold filtered water tap, dishwasher, five ring gas hob, oven/grill, stainless steel extractor hood, fridge freezer, breakfast island with granite drop edge work surface, TV aerial point, central heating radiator, spotlighting to ceiling, internal door entries lead to:











### Office

With a double glazed window to the front elevation and tiled floor throughout.

### Utility/Breakfast Room

With a double glazed window to the rear elevation, double glazed timber door leading to the rear garden, a range of matching baselevel storage cupboards with Granite preparation worksurfaces, plumbing space for white goods, stainless steel sink and drainer with mixer tap, central heating radiator, spotlighting to ceiling, internal door entry leads to:

### Double Garage

The integral double garage features a double width electric roller door, smoke alarm, double glazed window to the side elevation, Worcester Bosch central heating gas boiler and consumer unit.

### Landing

With a double glazed window to the front elevation, central heating radiator, smoke alarm, access into space via loft hatch, airing cupboard housing the pressurised hot water system, door entries lead to:

### Bedroom One

With two double glazed windows to the front elevation, two central heating radiators, TV aerial point, dimmer switch lighting, spotlighting to ceiling, smoke alarm, door entries lead to:

### Dressing Room

Before entry to the Master Bedroom, with a double glazed window to the front elevation, central heating radiator, a range of built-in fitted wardrobes, comprising of hanging rails, display cabinet units and TV aerial point.

### Walk-in Wardrobe

With a double glazed frosted window to the rear elevation, central heating radiator

### En-suite One

With a double glazed frosted window to the rear elevation, featuring a four piece bathroom suite, comprising of low-level WC with continental flush, floating basin with mixer tap, shower cubicle, bath unit with mixer tap, chrome heated towel radiator, extractor fan and spotlighting to ceiling

### Bedroom Four

With a double glazed window to the front elevation, central heating radiator, a range of base level storage cupboards, drawers and wardrobes.

### Bedroom Two

Featuring dual aspect views to both side and rear elevation with two double glazed window units, central heating radiator, a range of built-in fitted wardrobes, comprising of hanging rails and shelving, TV aerial point, door leads to:

### En-suite Two

With a double glazed frosted window to the rear elevation, featuring a three-piece shower room suite, comprising of low-level WC, pedestal wash basin with mixer tap, double shower cubicle screen, complementary tiling to floor and wall coverings, central heating radiator, extractor fan, and shaving point

### Bedroom Three

With a double glazed window to the rear elevation, TV aerial point, a range of built-in fitted wardrobes and drawers, comprising of hanging rails and eye level shelving, central heating radiator, door leads to:







### En-suite Three

With a double glazed frosted window to the rear elevation, featuring the three-piece bathroom suite comprising of low-level WC with Continental flush, pedestal wash hand basin with mixer tap, P-shaped bath unit with glass screen and shower over, complementary tiling to floor and wall coverings, shaving points, chrome heated towel radiator.

### Family Bathroom

With a double glazed frosted window to rear elevation, featuring a four piece bathroom suite comprising of low-level WC with continental flush, panelled bath units with mixer tap, pedestal wash hand basin, heated towel radiator and shaving point.







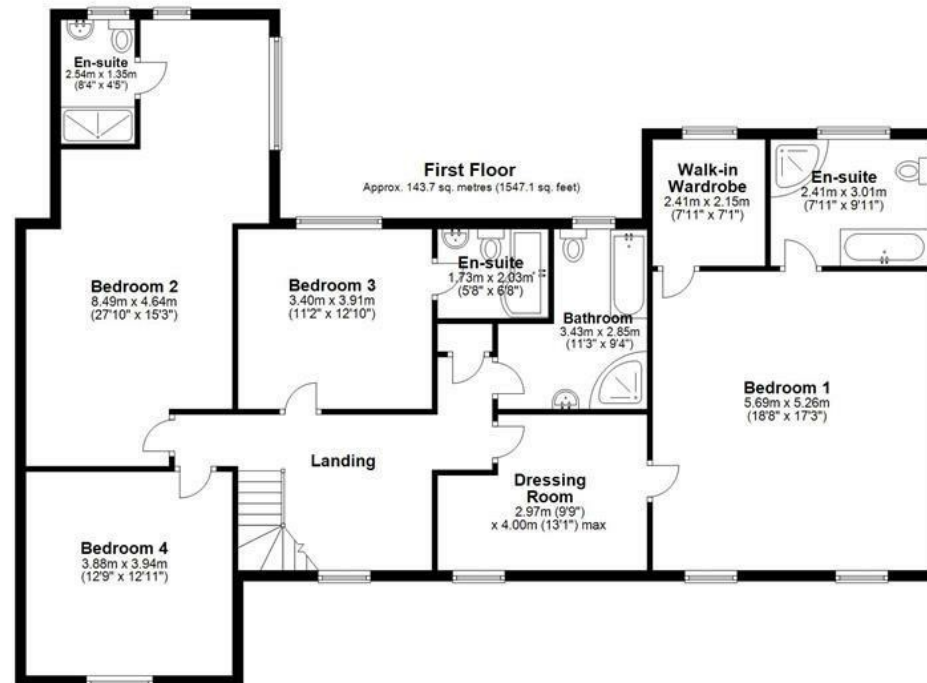












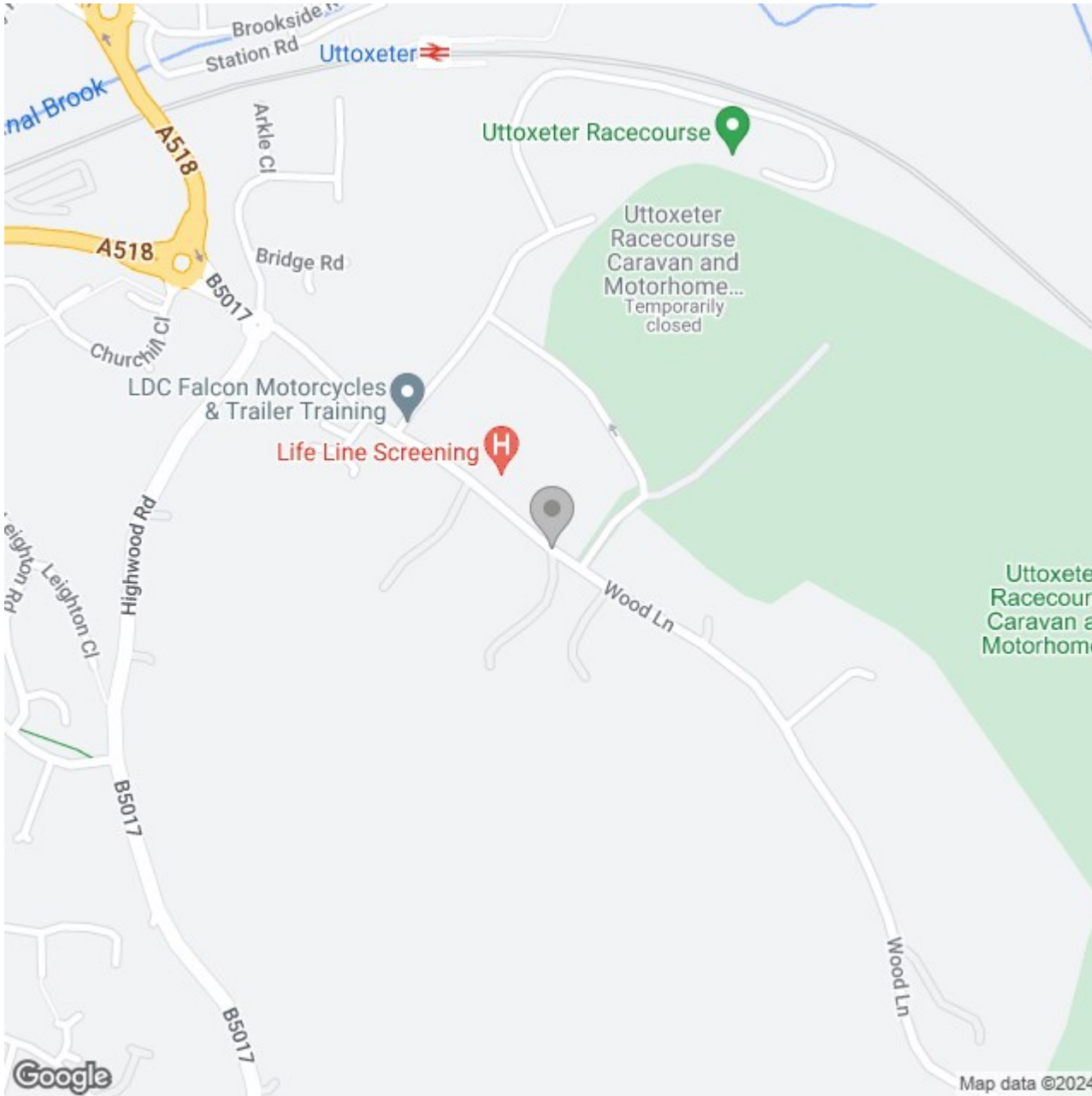












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	