





**** BEAUTIFUL SPACIOUS GARDENS** AMPLE
DOUBLE-WIDTH DRIVEWAY** SECLUDED
LOCATION TOWARDS END OF CUL DE SAC ****

Situated on the outskirts of Uttoxeter town, this impressive four bedroom detached property is located within a sought-after estate. The house boasts uPVC double glazing throughout and is equipped with gas central heating. The interior of the property features a hallway, a convenient cloakroom/WC, a dining room, a kitchen/diner, four bedrooms including a master bedroom with en-suite facilities, and a separate family bathroom. Additionally, there is integral access to the garage.

Externally, the property offers an appealing frontage with a double-width off-road parking area. This driveway leads to the rear garden, which is generously proportioned and laid to lawn with a surrounding patio area. Please note that viewings are strictly by appointment only.



Hallway

With a composite double glazed front entry door leading into, staircase rising to the first floor landing, central heating radiator, telephone socket, smoke alarm, thermostat, internal door entry:

Cloaks/WC

Featuring a low-level WC, wash hand basin with mixer tap, central heating radiator and extractor fan.

Kitchen Diner

Featuring two UPVC double glazed windows to the rear elevation, UPVC double glazed door leading to the rear garden, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood effect drop edge preparation, work surfaces with complementary tiling surrounding and LED down lighting. A range of integrated appliances include a half composite sink and drainer with mixer tap, stainless steel gas hob with matching extractor hood, oven/grill, space for further freestanding and under counter white goods, central heating radiator and a further wall mounted central heating radiator.

Lounge

With a UPVC double glazed window to the front elevation, a gas fireplace with a timber style surround, two central heating radiators and TV aerial point.

Landing

With access into loft space via loft hatch, airing cupboard houses the hot water immersion tank with eye level shelving, smoke alarm, internal door entries lead to:



Master Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, a range of built-in fitted wardrobes with mirrored fronts, comprising of hanging rails, internal door entry leads to:







En-suite

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

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, built-in fitted wardrobes with folding doors, comprising of hanging rails and shelving.

Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobe comprising of hanging rail and shelving.

Bedroom Four

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobe comprising of hanging rail and shelving.



Family Bathroom

With a UPVC double glazed frosted window to the side elevation, featuring a three-piece bathroom suite, comprising of low-level WC, pedestal wash hand basin, bath unit with showerhead attachment, and electric shower over with complementary tiling to wall coverings, central heating radiator and extractor fan.

Garage

With an electric roller door to the front elevation, the BAXI central heating gas boiler, power and lighting with a range of eye level and carbon monoxide detector



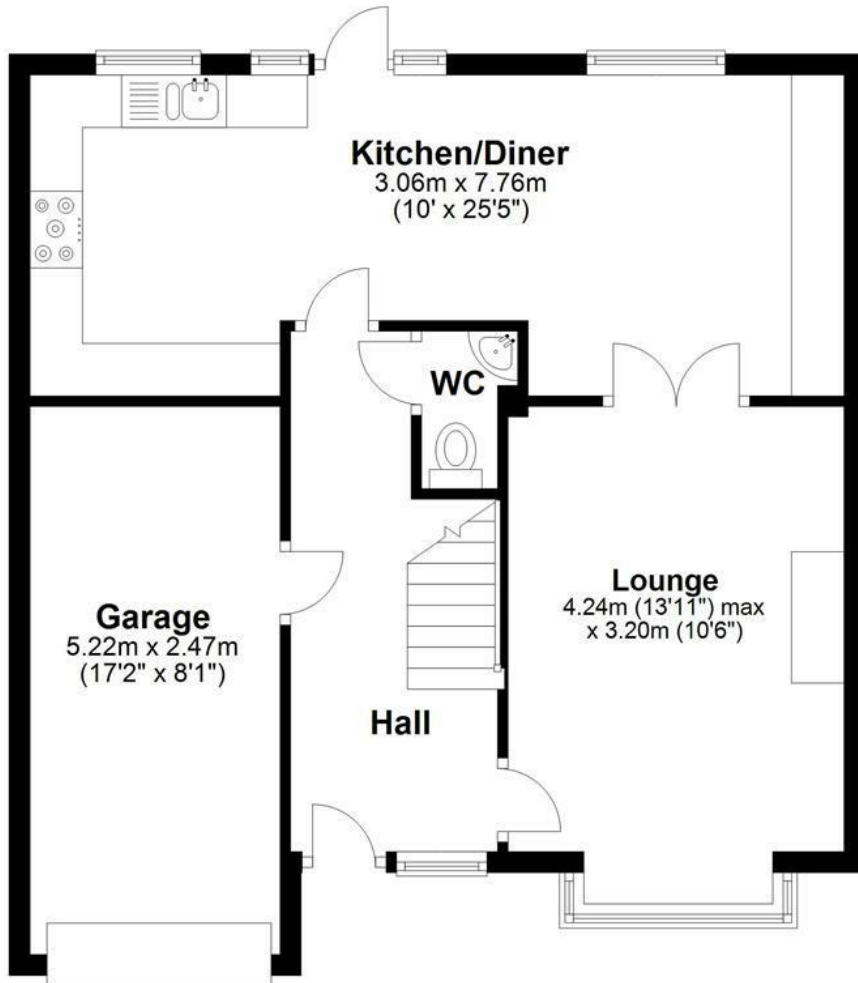




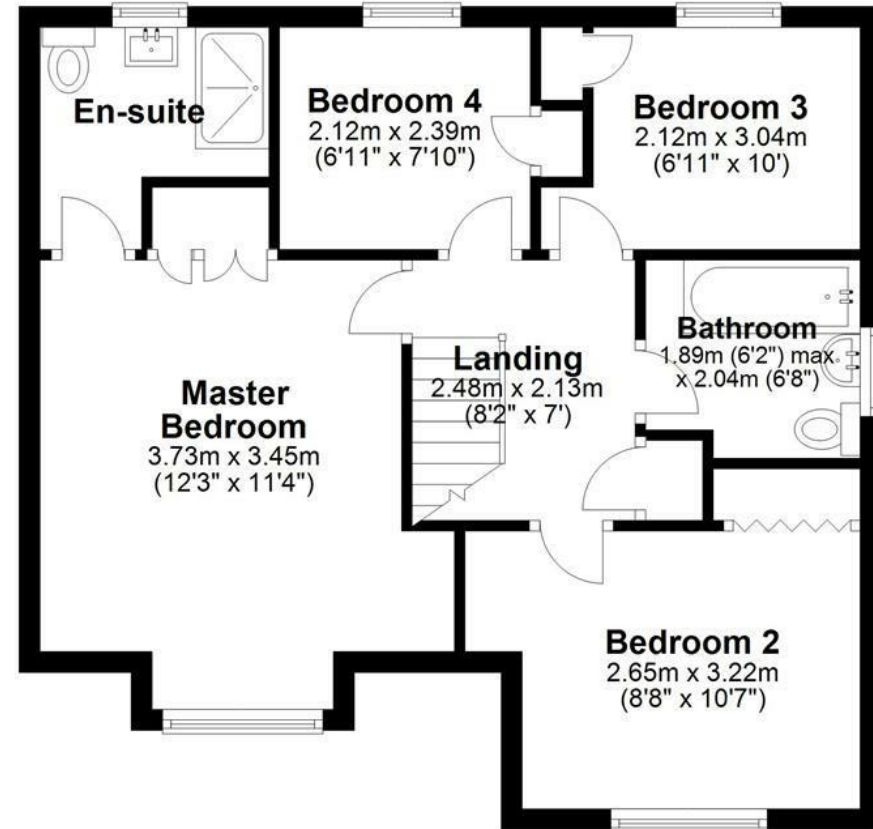


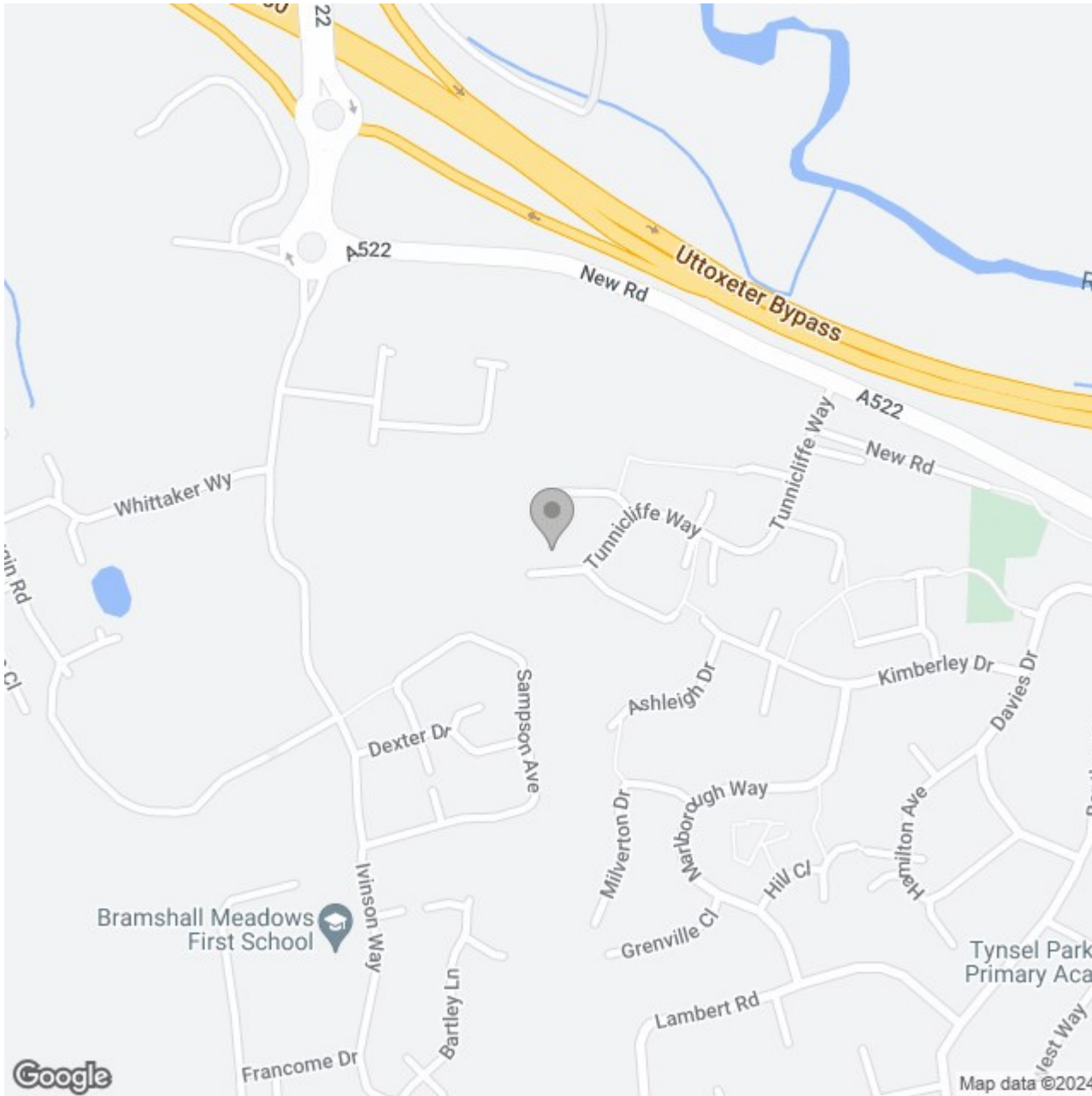


Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	