



4 Spencer Close , Uttoxeter, ST14 8YA

ABODE are pleased to offer for rental this immaculately presented five bedroom detached family home situated at Uttoxeter on the edge of the town centre.

Spacious throughout, this is a rare opportunity to secure a large family home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large brand kitchen/diner with a full range of integral appliances and bi-folding doors. Good size living area with double doors and feature multi-fuel burner. Second reception room with patio doors. Office area also to the ground floor overlooking the rear. Guest cloakroom with white suite.

The first floor provides five good sized bedrooms, four bedrooms have the benefit of built in wardrobes. These rooms are serviced by a family bathroom as well as two en-suites.

Offers In The Region Of £565,000

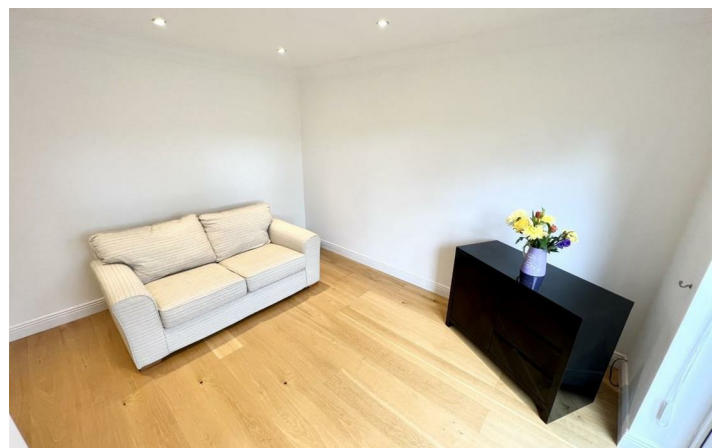
4 Spencer Close , Uttoxeter, ST14 8YA



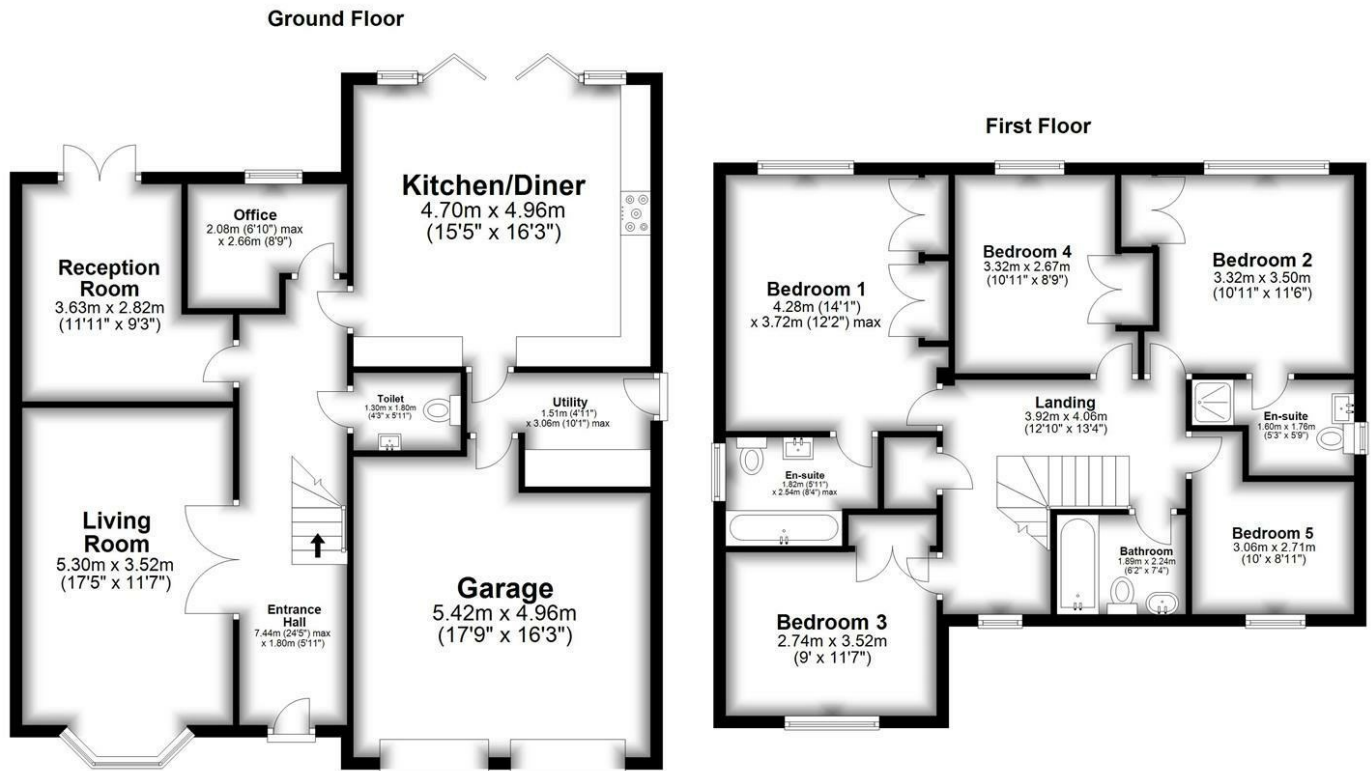
- DETACHED 5 BEDROOM FAMILY HOME
- EXCELLENT RURAL VIEWS
- AIR CONDITIONING IN SOME ROOMS
- SOLAR PANELS
- LARGE LIVING AREAS
- DOUBLE GARAGE + OFF ROAD PARKING
- SPACIOUS KITCHEN WITH BI-FOLDING DOOR
- 3 BATHROOM FACILITIES + DOWNSTAIRS WC
- AVAILABLE AUGUST 2023
- EPC BAND - B



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN
Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(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	