





**** DETACHED BUNGALOW ** GARAGE ** NO CHAIN ** 360 Tour Available ****

A detached bungalow situated on Byrds Lane, Uttoxeter. A brief internal description of the property comprises hallway, breakfast kitchen, lounge, three bedrooms and conservatory. Externally, the property is approached via a spacious tarmac driveway, leading up to the detached garage. The property has UPVC double glazing and gas central heating. Viewings on this property are strictly by appointment only.

The property is located just on the outskirts of the town centre but within easy access to local amenities such as shops, schools, leisure centre and still only a short distance to the centre of Uttoxeter. Easy access to A50 which links all major road networks. Viewings can be arranged by contacting ABODE Estate Agents.



Kitchen

With 2x UPVC double glazed windows to front and side elevations, there is a range of matching base and eye level storage cupboards and drawers with granite roll top preparation work surfaces, integrated appliances include a four ring stainless steel gas, hob/grill, extractor hood, one and a half stainless steel sink and drainer with mixer tap, plumbing space for freestanding undercounter white goods, central heating combination gas boiler and central heating radiator

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the electric fireplace.

Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, pedestal wash hand basin with chrome mixer tap, double shower cubicle with electric shower over and central heating radiator.

Bedroom One

With a single glazed window and a secondary glaze to the rear elevation, central heating radiator, range of built-in wardrobes and overhead storage space which comprise hanging rails, drawers and shelving

Bedroom Three

With a UPVC double glazed window to the side elevation and central heating radiator.



Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, double glazed sliding doors leading to:

Conservatory

With UPVC double glazed windows to the side and rear elevations and a double glazed sliding door leading to the rear patio, central heating radiator and wall lighting

Outside



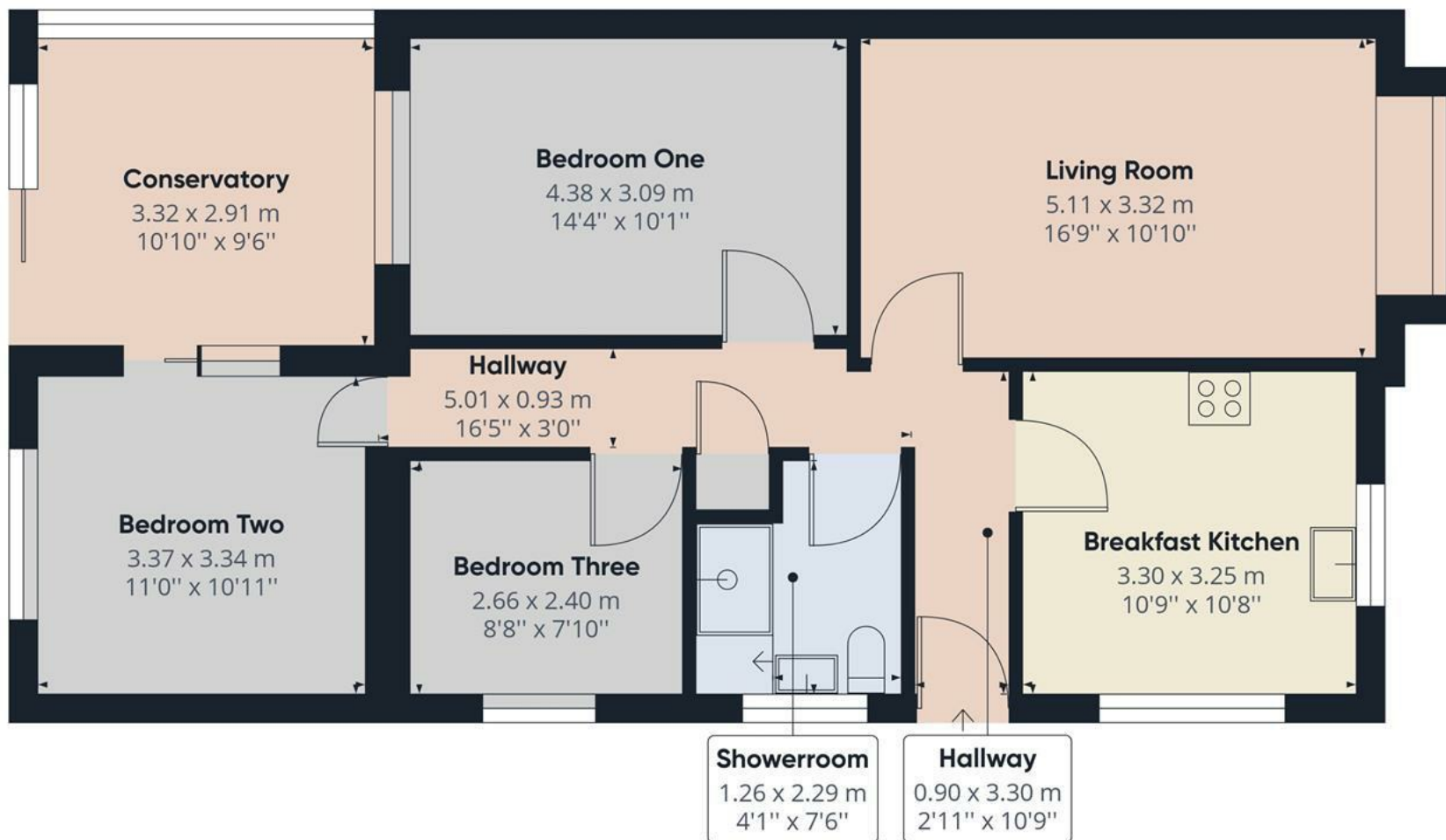




Outside to the rear is an enclosed landscaped garden which is mainly laid to lawn with decorative shrub and plants. To the front is a garden laid to lawn with shrub beds. A tarmac driveway provides off road parking for several vehicles which leads to the detached single garage.







Approximate total area⁽¹⁾

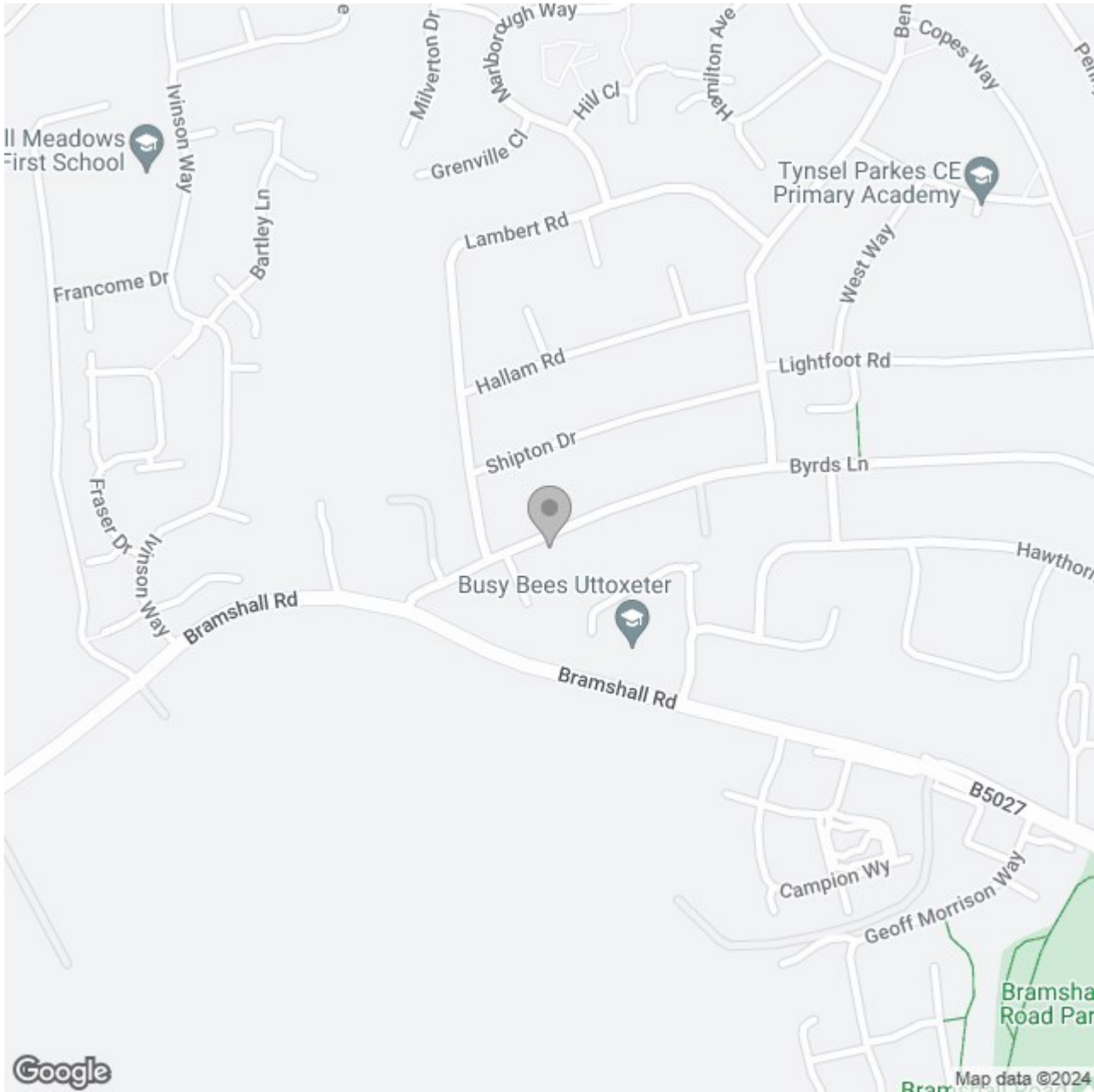
84.09 m²

905.17 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

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