







**\*\* NEW BUILD BUNGALOW \*\*HIGH ENERGY PERFORMANCE \*\* AMPLE PARKING \*\* PEACEFUL BACKDROP TO REAR ASPECTS \*\*EXTRA FURNISHING IS NEGOTIABLE\*\***

Abode Estate Agents are proud to bring to market this 3-bedroom detached new build bungalow nestled in the heart of Uttoxeter, Staffordshire – an ideal for those seeking the perfect downsizing. This exclusive development comprises two separate units, each thoughtfully designed for comfort and convenience.

Available with no upward chain and vacant possession. Contact Abode Estate Agents to view and for further information.





## Information

Set against a picturesque backdrop, these bungalows offer a sense of seclusion and privacy. The front of the properties welcomes you with an abundance of parking space, ensuring hassle-free access for residents and guests alike.

Environmental consciousness meets modern living with the inclusion of solar panels, emphasizing a commitment to sustainable energy. Additionally, each unit features car charging points, catering to the growing demand for eco-friendly transportation.

Spanning approximately 1000 square feet, these bungalows boast a well-planned layout, characterized by the appeal of open-plan living. The design seamlessly integrates the kitchen, dining, and living areas, creating a spacious and sociable environment for residents to enjoy.

The accommodation includes three generously proportioned bedrooms, offering ample space for personalization and relaxation. Whether you're seeking a cozy guest room, a home office, or a tranquil sanctuary, each bedroom caters to a variety of needs.

These bungalows are not just homes; they are a testament to thoughtful design and quality living. Embrace the convenience of downsizing without compromising on comfort and style in this idyllic retreat in Uttoxeter.



### Hallway

With access to loft space via loft hatch, doorbell chime, central heating radiator, thermostat, internal door entries lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, internal door leading to:









### En-suite

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 mixer tap, double shower cubicle, with complementary tiling to wall coverings and sliding glass screen, spot lighting to ceiling and extractor fan.

### Bedroom Two

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

### Bedroom Three

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

### Utility

Housing the central heating combination gas boiler, consumer unit, and PV isolator switch.

### Open Plan Living/Dining Kitchen

With two sets of UPVC double glazed French doors leading to the rear patio, two central heating radiators, the open plan living/dining kitchen features matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation work surfaces. Integrated appliances include a one and a half composite sink and drainer, oven, grill and plumbing space for the freestanding and undercounter white goods, USB electrical socket points, smoke alarm, spotlighting to ceiling, telephone point and TV aerial point



### Outside

The property is approached down a gravelled driveway, pleasantly tucked away in a secluded location backing onto mature vegetation and treelines which provide a lovely vista and privacy. A large gravelled frontage to the front elevation provides easy access, turning and space for guests/visitors. Access to the side elevation leads down a block paved pathway to a garden, which is mainly low maintenance throughout, featuring a wheelchair friendly ramp entry, next lead to a garden which has an entertaining block paved patio area enclosed by timber fence panels with concrete posts to the perimeter.









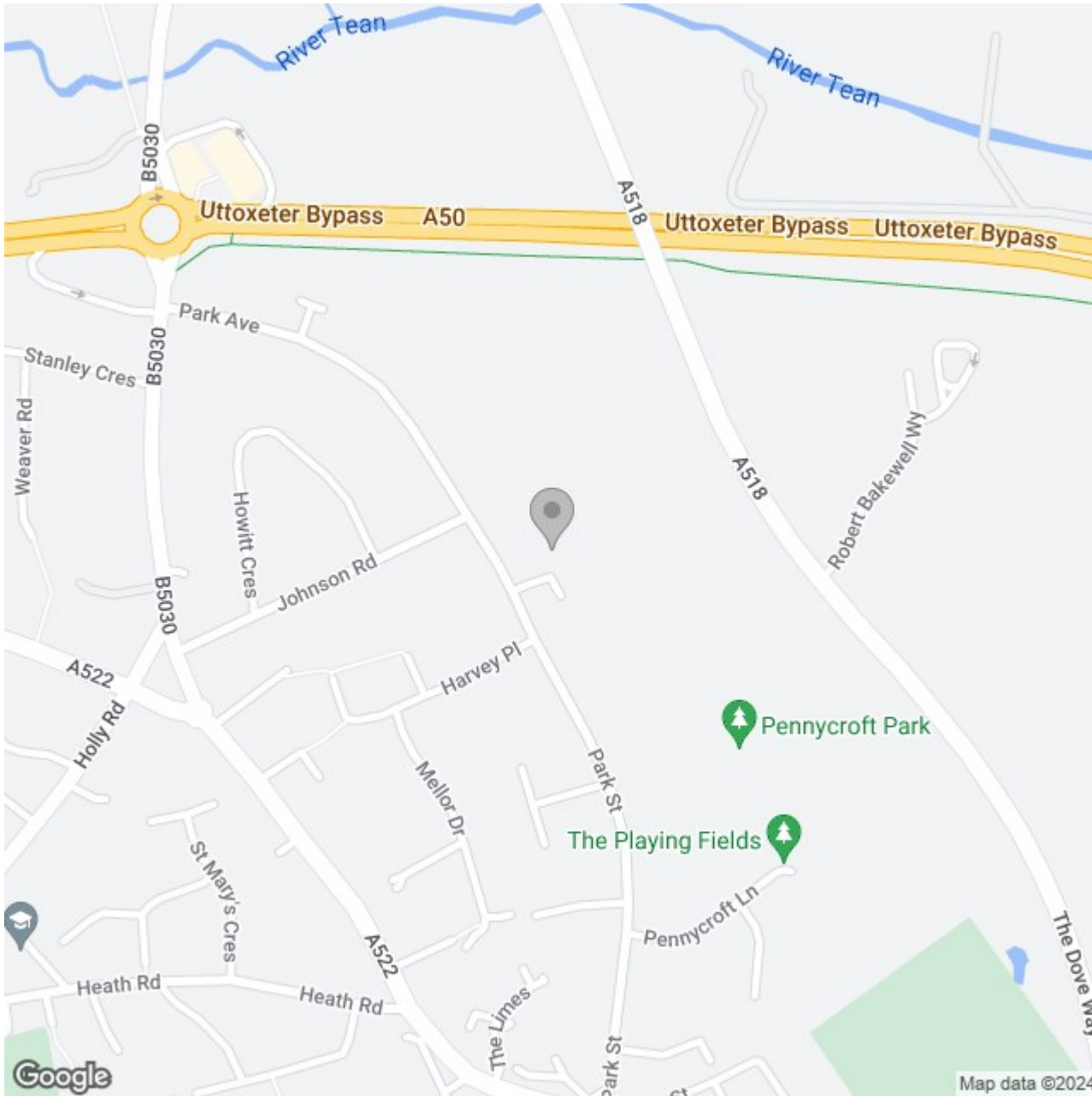




## Ground Floor



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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	