





**\*\* THREE BEDROOMS \*\* REFITTED KITCHEN \*\*  
CUL DE SAC LOCATION \*\* WALKING DISTANCE  
TO TOWN CENTRE \*\***

A contemporary three-bedroom detached residence conveniently situated near Uttoxeter Town Centre. In summary, the property features a hallway, kitchen, spacious lounge/diner, cloakroom/WC, utility/family room, three bedrooms, family bathroom. Externally, there is double width off-road parking at the front, and a rear garden laid to lawn.

Uttoxeter is a small town situated within East Staffordshire. This market town enjoys good road links via the A50, linking the M1 and M6, 20 miles from Derby and 14 miles from both Burton and Stafford.

Famous for its incredible racecourse, and links to JCB which is one of the Towns main employers, having its world headquarters based nearby at Rocester.

Nearby attractions include the Peak District which boast an abundance of activities for those who love the outdoors and Alton Towers, one of the UK's best theme parks.

 **ABODE**  
SALES & LETTINGS

## Entrance Hallway

### Kitchen

With a double glazed window to the front elevation, the refitted kitchen features a range of matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation work surfaces and complementary tiled flooring throughout, integrated appliances include a 1 1/2 composite sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, integrated fridge oven/grill, central heating radiator, distribution board, LED downlighting and frosted timber glazed side entry door.

### Cloakroom/WC

Featuring a low-level WC with continental flush, floating wash hand basin and complementary to wall coverings, chrome heated radiator and extractor fan.

### Utility/Family Room

With a UPVC double glazed window to the front elevation, central heating radiator, plumbing space for freestanding and under counter white goods.

### Lounge/Diner

The focal point of the room being the gas feature fireplace with coals and Adam style surround, double glazed window to the rear elevation and uPVC double French doors leading to the rear patio, two central heating radiators and TV/aerial point



### First Floor Landing

With a double glazed frosted window to the side elevation, central heating radiator, access into loft space loft hatch with pull down ladders. The attic is boarded, insulated with a double glazed window fitted, internal doors from the first floor landing lead to:

### Bedroom One

With a double glazed window to the front elevation, central heating radiator, TV and aerial point. Door leading into:







### En-suite

With a double glazed frosted window to the front elevation, featuring a three-piece shower room suite comprising of low level WC, pedestal wash hand basin, shower cubicle with electric shower over and complementary tiling to wall coverings, central heating radiator and extractor fan.

### Bedroom Two

With a double glazed window to the rear elevation, central heating radiator and TV aerial point.

### Bedroom Three

With a double glazed window to the rear elevation, central heating radiator and TV aerial point.

### Family Bathroom

With a double glazed frosted window to the side elevation, the bathroom features a four piece family bathroom suite comprising of low-level WC with continental flush, vanity wash hand basin with chrome mixer tap, panelled bath unit with mixer tap, and complementary tiling surrounding, shower cubicle with folding glass screen, and electric shower over with complementary, tiled coverings, central heating radiator

### Outside

To the front elevation is double width parking space on a tarmac base and decorative foregarden. Gated side entry leads to a spacious patio and garden laid to lawn. Enclosing the boundary are timber fence panels with soil borders.





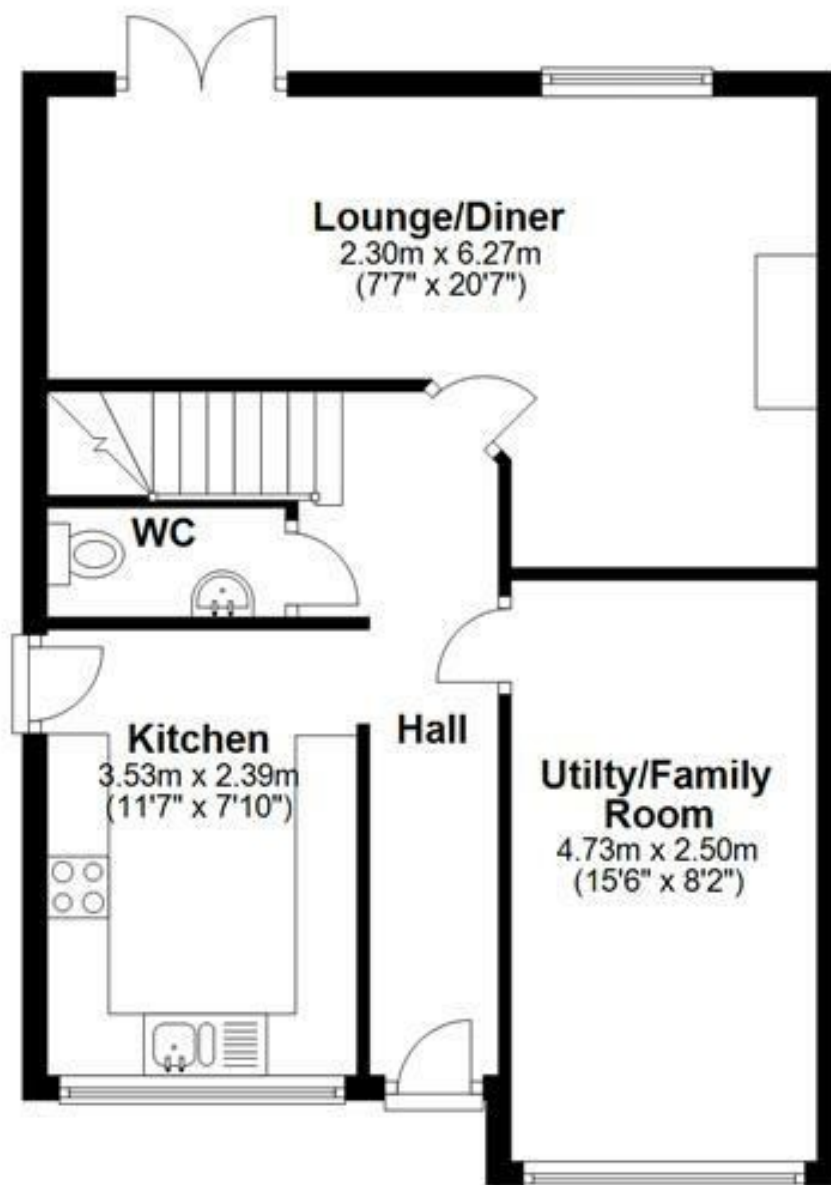






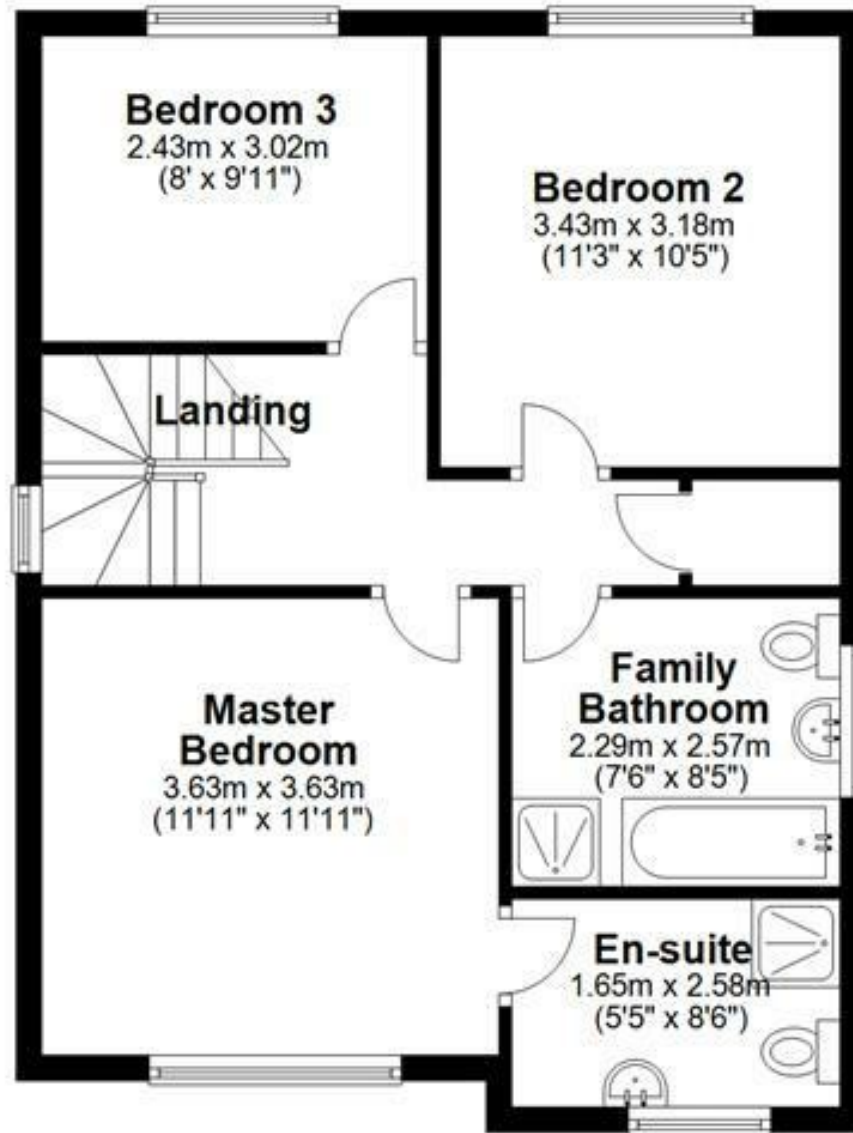


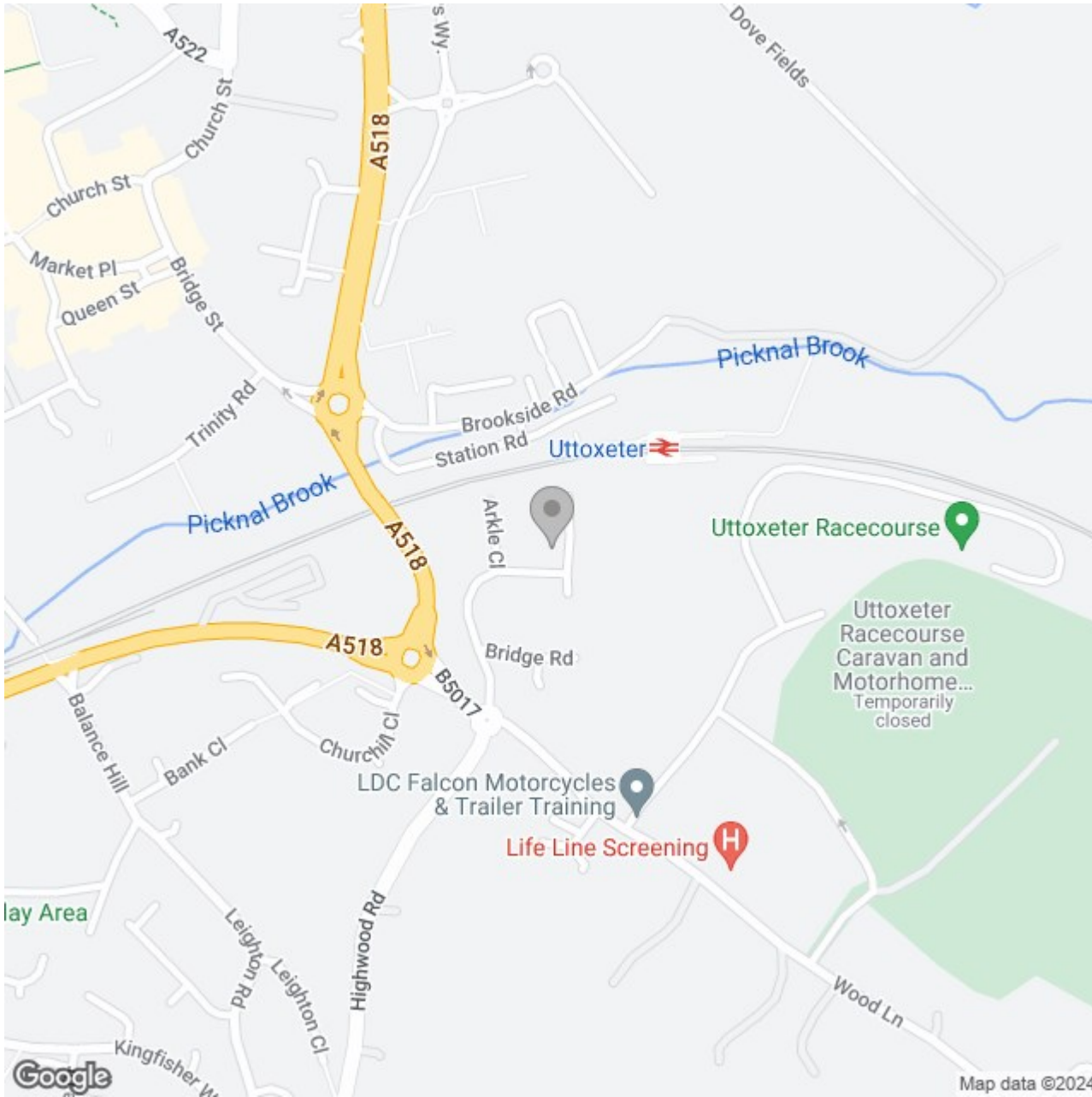
## Ground Floor



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.

# First Floor





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	