





**** FOUR BEDROOMS ** BI-FOLD DOORS
TO REAR ** SPACIOUS
ACCOMMODATION ****

This modern, four-bedroom three-storey house offers contemporary living in close proximity to Uttoxeter town centre.

With allocated off-road parking and sash window double glazing throughout, this immaculate property features underfloor heating and a gas central heating system. The accommodation comprises a hallway, kitchen, lounge/diner, cloakroom/WC, four bedrooms (including a master with en-suite facilities), and a separate family bathroom. The rear garden is low maintenance with bi-folding doors.

Viewing strictly by appointment only and can be arranged by contacting Abode Estate Agents.



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Accommodation

Upon entry through the wide entrance door, a welcoming hall awaits with stairs to the first floor, built-in storage, and access to the ground floor accommodation, including a well-appointed guest WC.

The fitted kitchen boasts an extensive range of base and eye-level units with timber work surfaces, an inset Belfast-style sink, and integrated appliances. Natural light floods the space through a front-facing bay window, complemented by the tiled floor.

The spacious living/dining room features a stunning oak floor, built-in storage with plumbing for a washing machine, and a fabulous part glazed roof with bi-folding doors opening onto the rear garden.

The first floor accommodates two double bedrooms and a luxury family bathroom with a superior white four-piece suite. The master bedroom benefits from a luxury en-suite shower room.

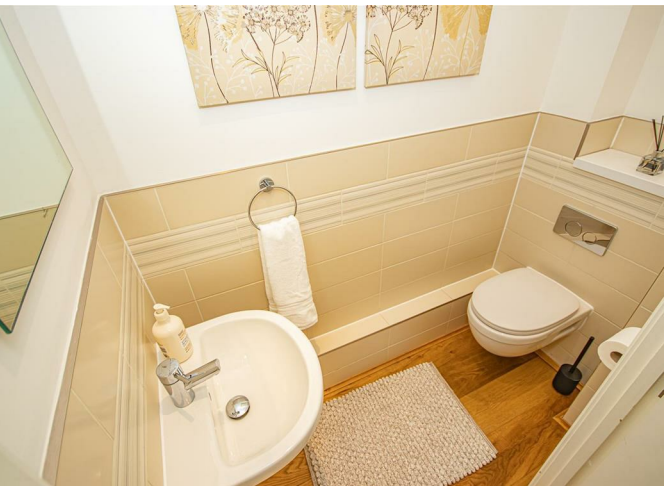
Ascending to the second floor, the landing leads to two further bedrooms, each illuminated by double glazed Velux skylights. One of these rooms is currently utilized as a useful office space.

Outside, the rear garden offers a pleasant, enclosed, low-maintenance space with gravel and paved seating area. Gated access leads to both front and rear elevations, while allocated parking for two cars is provided to the rear, along with communal visitor spaces.



Annual estate charges apply for the resident-run management company "Amerton Place Residents Management Co Ltd", with annual costs circa £240.00.







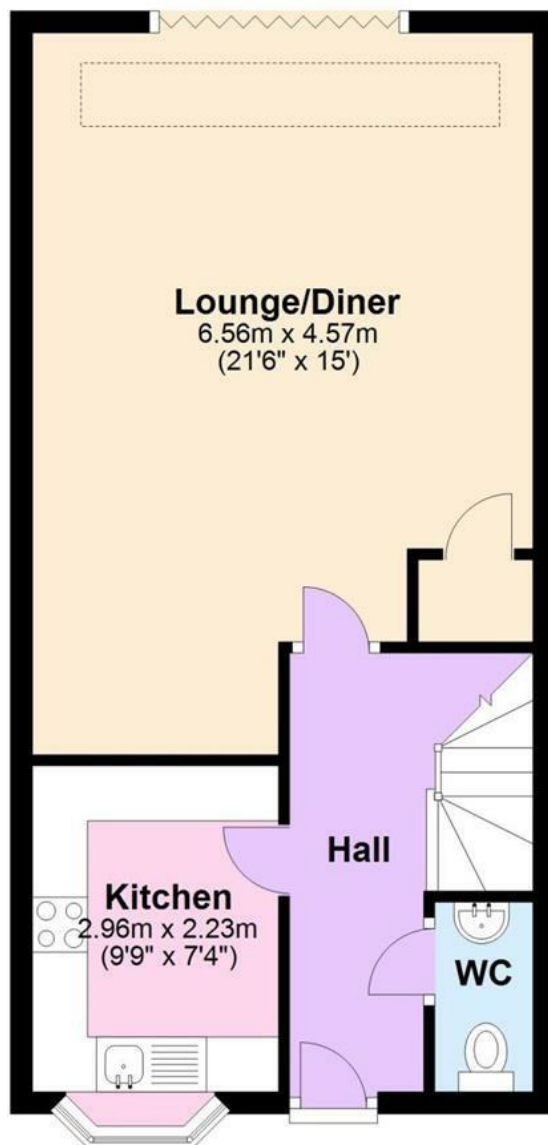






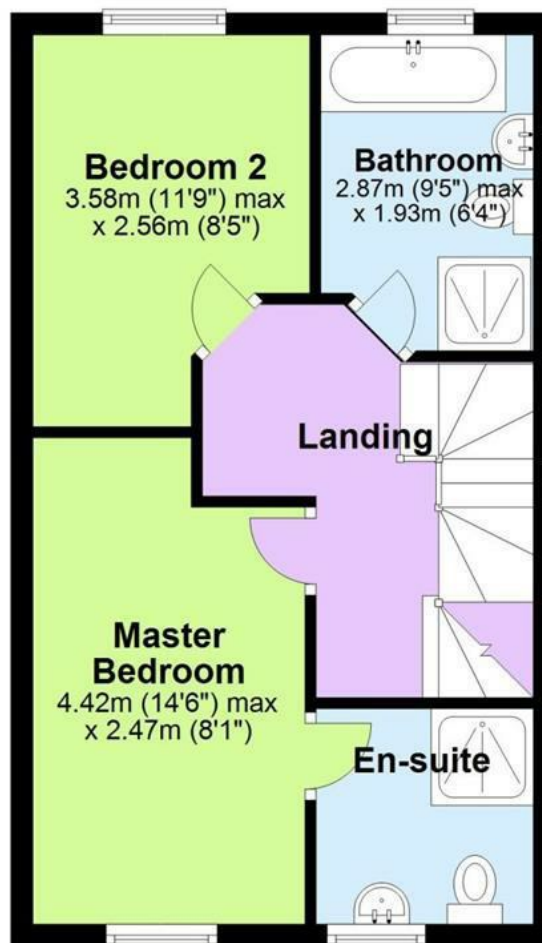
Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



First Floor

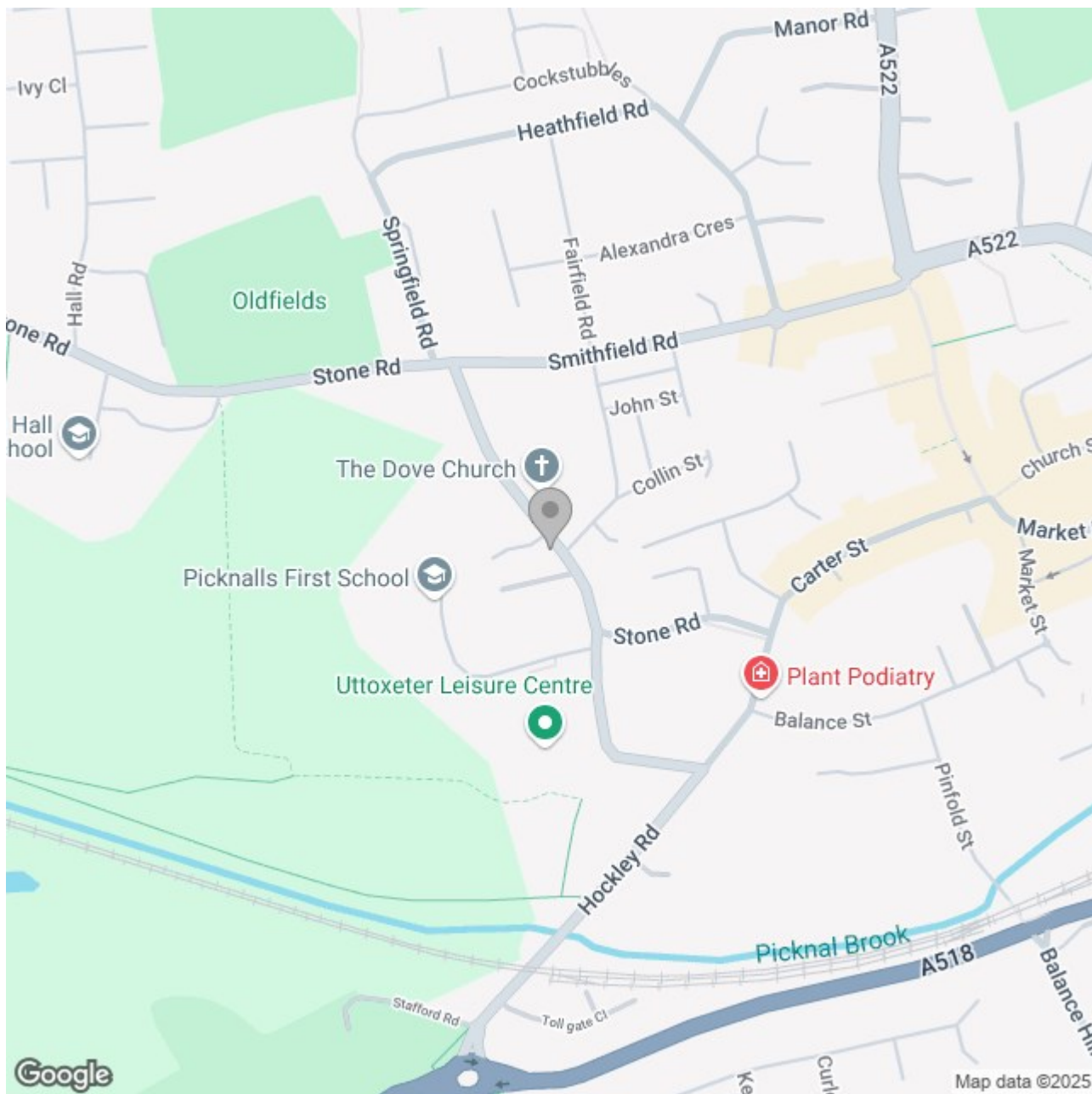
Approx. 36.4 sq. metres (391.8 sq. feet)



Second Floor

Approx. 24.6 sq. metres (265.2 sq. feet)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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 	