





Nestled in a sought-after residential cul-de-sac within easy reach of Uttoxeter's bustling market town center, this executive detached home presents immaculately maintained family accommodation. Comprising a well-appointed kitchen, utility room, guest cloakroom, dining room, lounge, spacious conservatory, and four bedrooms – including a master with an en suite – as well as a family bathroom. The property boasts an integral garage, driveway, and meticulously landscaped gardens to both front and rear. Internal viewing is highly recommended to fully appreciate the generous living space on offer. No Upward Chain

Uttoxeter's market town offers an array of amenities including reputable schools, sports and leisure facilities, various shops, supermarkets, bars, restaurants, and convenient access to the A50, linking to the M1 and M6 motorways. Additionally, the town is served by a local railway station.



## Description

Access to the property is through a driveway providing off-road parking and leading to the integral garage. The accommodation comprises:

**Entrance Door:**

Opening into:

**Entrance Hallway:**

Featuring laminate flooring, access to the integral garage, an understairs cupboard, stairs to the first floor, and doors leading to:

**Guest Cloakroom:**

Including a double glazed window, central heating radiator, low-level w.c., washbasin set in a vanity unit, and central heating radiator.

**Lounge:**

Highlighting a feature fireplace with a gas fire, central heating radiator, and double glazed French doors opening into:

**Conservatory:**

Constructed of uPVC on a dwarf brick wall, featuring three central heating radiators and French doors leading to the rear garden.

**Dining Room:**

Offering a double glazed bay window to the front elevation and a central heating radiator.

**Kitchen:**

Comprising a fitted kitchen with a stainless steel sink and drainer, base units, wall units, and drawer units.



It includes integrated appliances, a double glazed window, complementary tiling, and a door leading to:

**Utility Room:**

Equipped with a sink unit, plumbing for a washing machine, additional appliance space, complementary tiling, and a door leading to the side elevation.

**First Floor Landing:**

Featuring loft access, a storage cupboard, and doors leading to:







**Bedroom One:**

Including three double glazed windows, built-in mirror door wardrobes, a central heating radiator, and an en suite.

**En Suite:**

Comprising a double shower cubicle, washbasin, low-level w.c. set in a vanity unit, heated towel rail, complementary tiling, and underfloor heating.

**Bedroom Two:**

Featuring a double glazed window, wardrobe, central heating radiator, and ceiling fan.

**Bedroom Three:**

Offering a double glazed window, wardrobe, central heating radiator, and ceiling fan.

**Bedroom Four:**

Currently utilized as a study, with a double glazed window.



**Family Bathroom:**

Having bath; wash hand basin; low level w.c.; central heating radiator; complementary tiling; double glazed window to the side elevation.

**Integral Garage:**

With up and over door; power and lighting; personal door which leads into the hallway; central heating boiler.

**Gardens:**

The front garden is laid to lawn and the driveway provides off road parking with electric car charging point. Side gate gives access to the rear garden which has two patio areas, central paved path, lawned areas with shrub and flower plantings and timber fenced boundaries. Large shed with power and lighting and Summer House also with power and lighting.













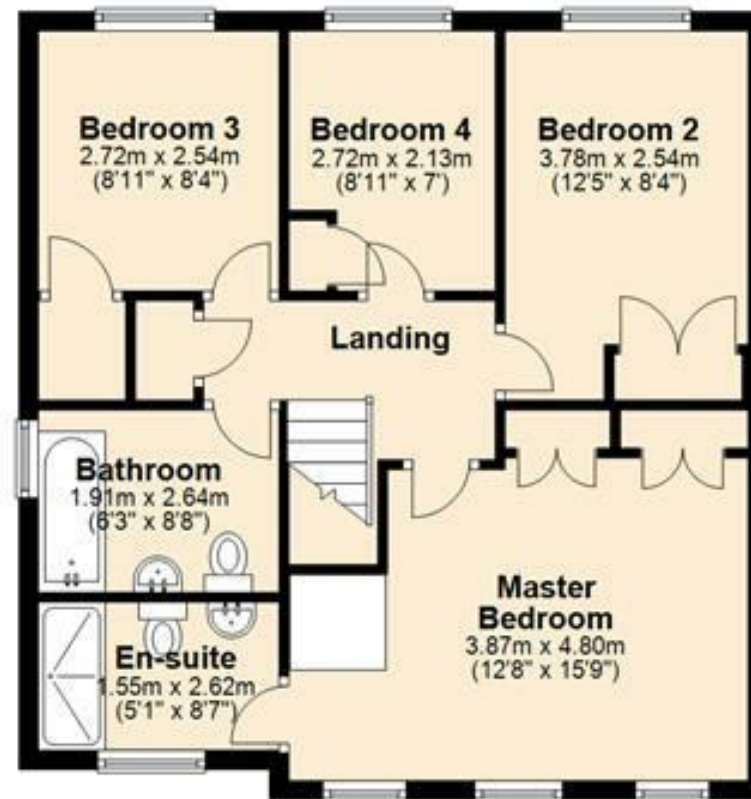


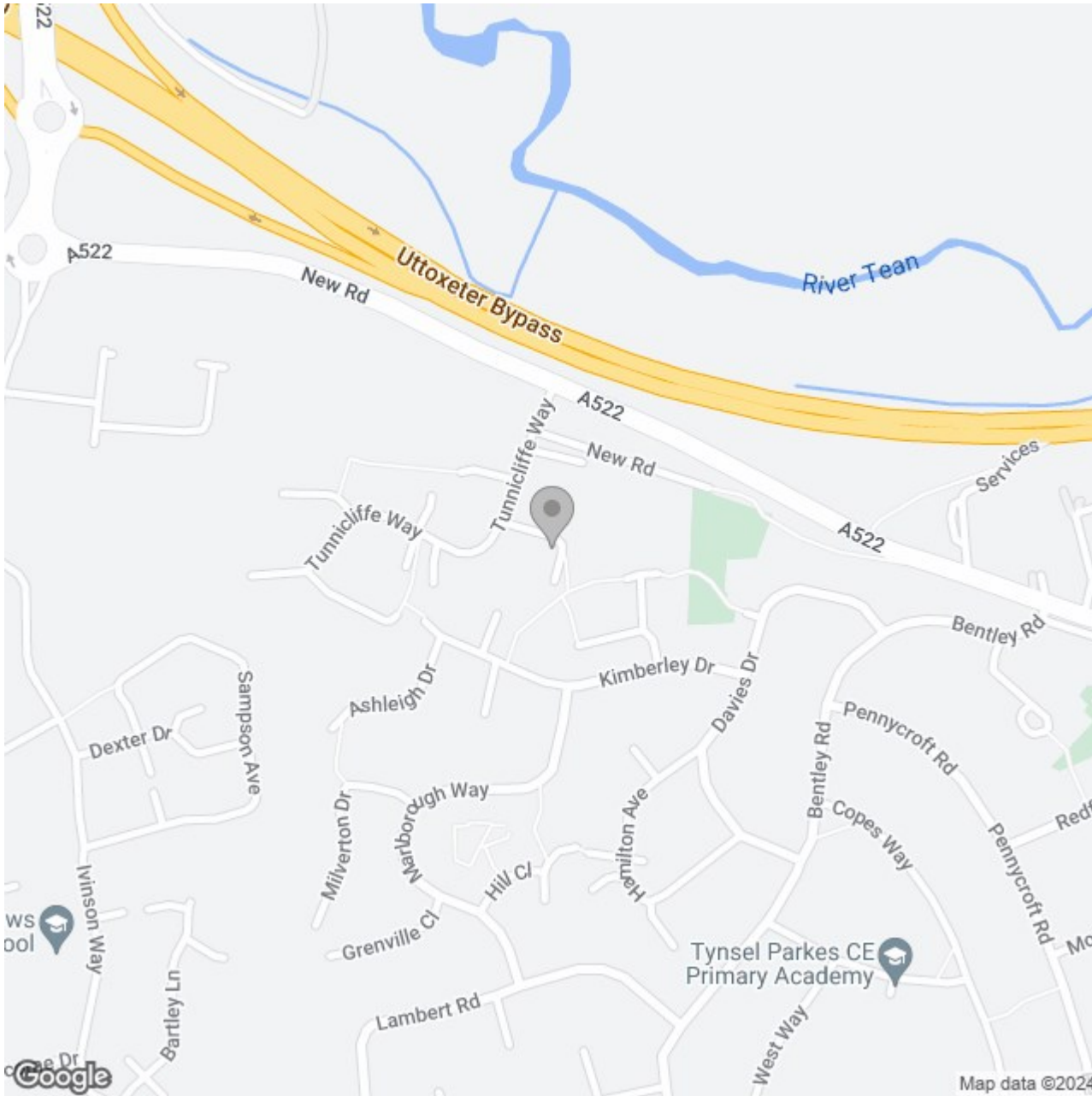
## Ground Floor



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>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	