





**\*\* FOUR BEDROOM EXTENDED DETACHED  
FAMILY HOME \*\* BESPOKE ENTERTAINING PATIO  
\*\* FINISHED TO A HIGH SPECIFICATION  
THROUGHOUT \*\***

In summary, the property offers flexible living accommodation, comprising a lounge, additional reception room, guest cloakroom, breakfast kitchen, and four bedrooms on the first floor, with the master featuring en suite facilities and a family bathroom. Externally, there is a driveway providing off-road parking for multiple vehicles, and the rear garden offers a high degree of privacy.

This impeccably presented, modern, and extended detached home is located in a sought-after residential cul-de-sac, offering excellent family accommodation. Conveniently situated for easy access to the market town of Uttoxeter, it provides access to good schools, sports and leisure facilities, local shops, supermarkets, bars, and restaurants. The nearby A50 provides links to the M1 and M6.

Viewings strictly by appointment only and can be arranged by contacting Abode Estate Agents on 01889 567777.



 **ABODE**  
SALES & LETTINGS

## Description

### Hallway

With a composite glazed front entry door leading into, staircase rising to the first floor landing, internal doors lead to:

### Family Room

With a UPVC double glazed window to the front elevation, central heating radiator, electrical distribution board, alarm system unit, internal door, leading to:

### Cloaks WC

With a low-level WC with continental flush, floating wash hand basin with mixer tap, central heating gas boiler and built-in double storage cupboard.

### Kitchen

With 2x UPVC double glazed windows to side and rear elevations, the bespoke kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces and complementary surrounding, a range of integrated appliances include Neff double oven/grill with hide and slide doors, four ring Induction hob and stainless steel extractor hood, composite sink and drainer with spray mixer tap, dishwasher, fridge, freezer, pull out recycling bins, washer/dryer, LED downlighting and spotlighting to ceiling, useful stairs storage cupboard and UPVC double glazed frosted door leading to the rear patio.

### Lounge

With a UPVC double glazed bay window to the front



elevation, x2 central heating radiators, the focal point of the room being the gas fireplace with a timber Adam style surround and mantel, TV aerial point and glass panel double doors lead to:

### Conservatory

With UPVC double glazed windows to both rear and side elevations, UPVC double glazed French doors leading to the rear patio, engineered oak panel flooring throughout, three central heating radiators and two telephone points.







#### Landing

With access to loft space at via loft hatch, internal door entries lead to:

#### Bedroom One

With a UPVC double glazed window to the front elevation, TV aerial point, a range of fitting wardrobes comprising of hanging rails and shelving, central heating radiator, internal door leads to:

#### En Suite Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, the bathroom features a four piece suite, comprising of low-level WC with continental flush, vanity wash hand basin with mixer tap, Jacuzzi bath unit with tiling to both floor and wall coverings, corner shower cubicle with electric shower over and built-in extractor and chrome heated towel radiators.

#### Family Shower Room

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, corner shower cubicle with electric shower over and complementary tiling to both floor and wall coverings with built-in extractor and chrome heated towel radiator

#### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, a range of built in fitted wardrobes and overhead storage space, comprising of hanging rails and shelving, TV aerial point.

#### Bedroom Three

With a UPVC double glazed window to the front elevation

and central heating radiator

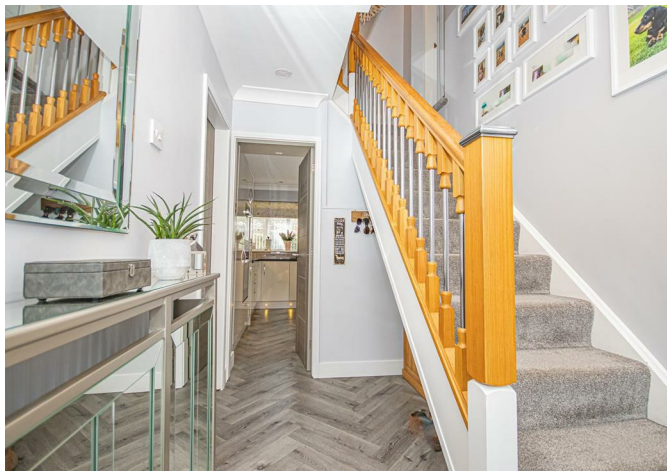
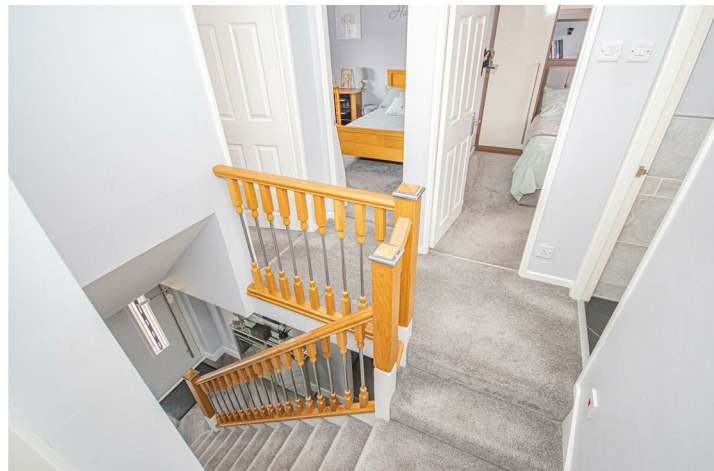
#### Bedroom Four

With a UPVC double glazed window to the front elevation and central heating radiator with built in double wardrobe.

#### Outside

At the front, the charming stone resin driveway offers off-road parking for multiple vehicles and includes an electric car charging point. In the rear garden, you'll find a lush lawn alongside a patio area, adorned with flower and shrub plantings, all enclosed by timber fence boundaries. Leading off the conservatory is a bespoke composite entertaining patio, enjoying peaceful views over the lawned gardens.







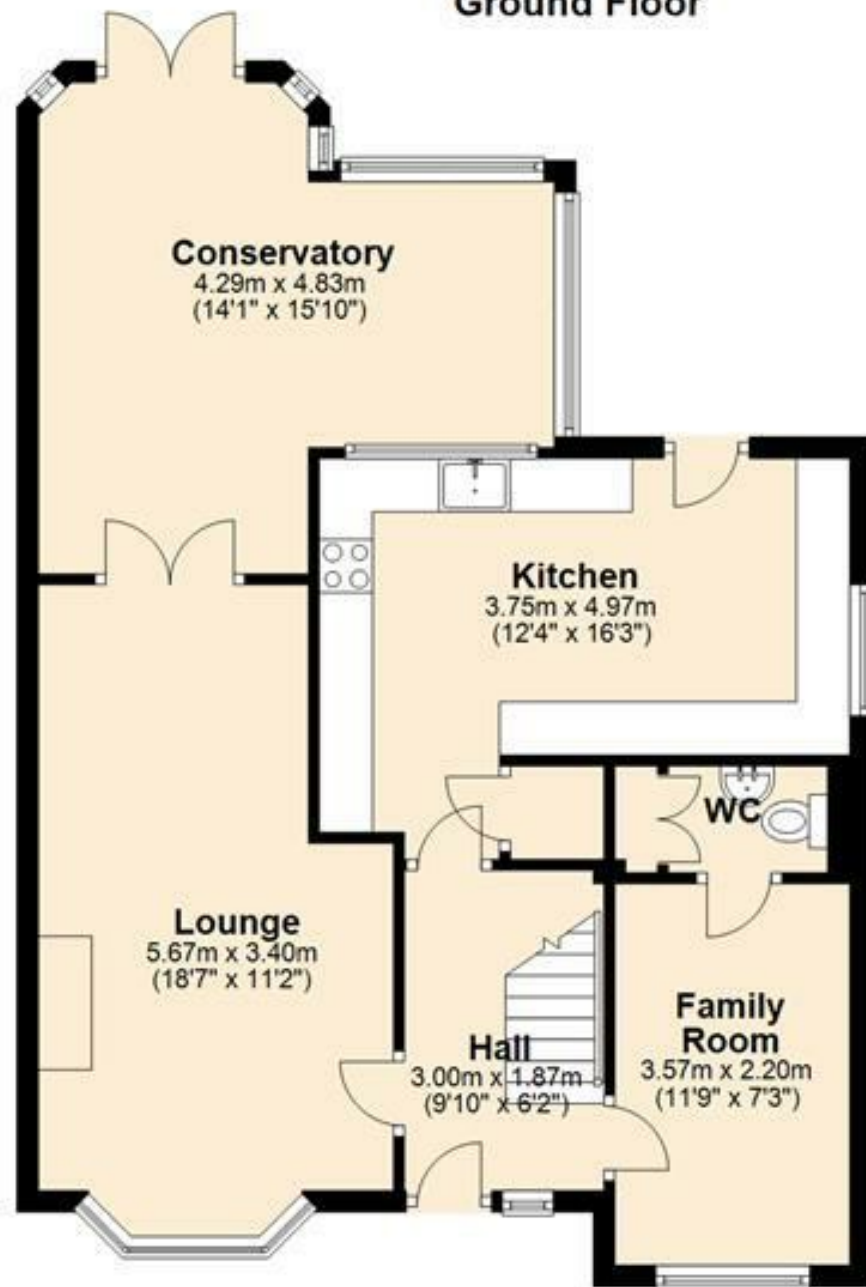








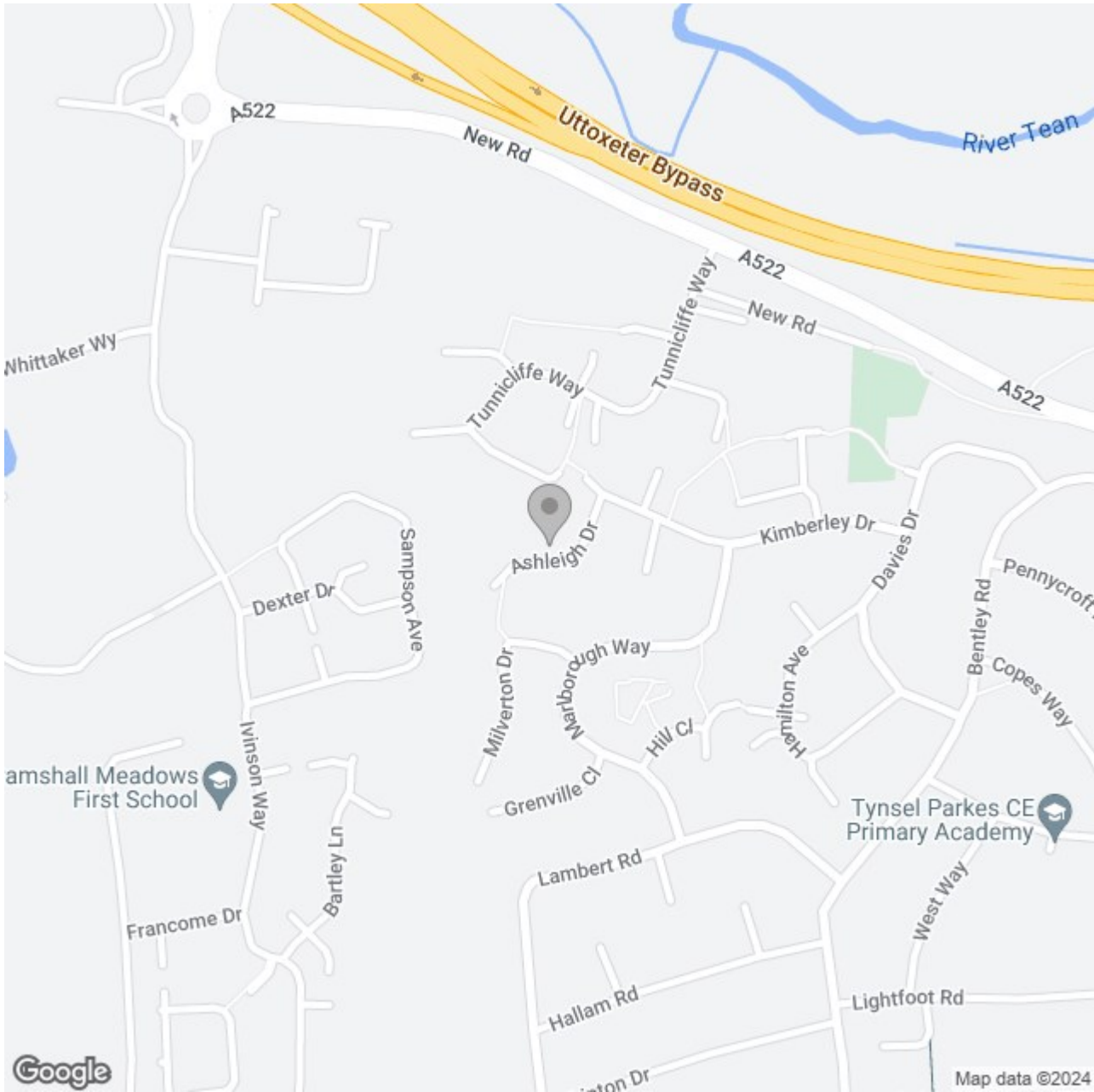
## Ground Floor



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>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	