





**\*\* DETACHED FAMILY HOME \*\* CUL DE SAC  
LOCATION \*\* LANDSCAPED GARDENS \*\* THREE  
RECEPTION ROOMS \*\***

Nestled on the outskirts of Uttoxeter, this property enjoys a prime location within reach of the town's amenities.

In brief, the property comprises hallway, study, dining room, lounge, kitchen, cloaks WC, four bedrooms with en-suite to master and a separate family bathroom. Internal viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Uttoxeter boasts quality schools, recreational options including sports facilities, and a vibrant array of bars, restaurants, and shops. Notably, it's renowned for the Uttoxeter Racecourse. The town benefits from superb transport connections, with easy access to the A50 and its links to the M1 and M6, as well as convenient routes to nearby Derby, Stoke, and Stafford. Additionally, Uttoxeter is served by a local railway station, enhancing its accessibility.

Viewing by appointment only.



## Hallway

With a UPVC double glazed window to the front elevation, timber glazed front entry door leading into, central heating radiator, smoke alarm, staircase rising to the first floor landing with a useful under stairs storage cupboard, internal doors lead to:

## Lounge

With the focal point of the room being the gas fireplace with surround, two central heating radiators, double glazed sliding patio doors leading to the garden and TV aerial point.

## Study

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

## Dining Room

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

## Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eyelevel storage cupboard and drawers with granite drop edge preparation work surfaces and tiling surrounding. A range of integrated appliances include a four ring stainless steel gas hob with matching extractor hood, oven, grill, one a half stainless steel sink and drainer with mixer tap, space for undercounter and freestanding white goods, internal door leads to:



## Utility Room

With UPVC double glazed frosted rear entry door, UPVC double glazed window to the rear elevation, a range of matching base and eye-level storage cupboards and drawers with roll top preparation work surfaces and tiling surrounding, plumbing space for freestanding undercounter white goods, internal door leads to:







### Garage

With an electric roller door to the front elevation, overhead storage space and the central heating Worcester Bosch gas boiler.

### Landing

With smoke alarm, access to loft space via loft hatch (the loft has pull down ladders, fully boarded, lighting and extra spacers to allow for greater insulation), internal doors lead to:

### Bedroom Onee

With a UPVC double replaced window to the rear elevation, central heating radiator and 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 button flush, floating wash hand basin with mixer tap and tiled splashback, corner shower cubicle with tiling to coverings and curved glass screen, cream heated towel radiator and shaving point.

### Bedroom Two

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

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard with eye-level shelving.

### Bedroom Four

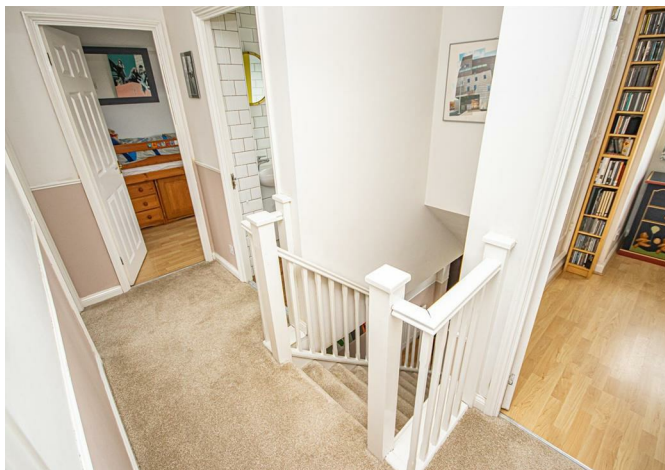
With a UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted window to the front elevation, featuring a three-piece bathroom suite comprising of low level WC with button flush, wash hand basin with mixer tap, bath unit with glass screen, waterfall showerhead and tiling to wall coverings, shaving point and chrome heated towel radiator.

### Outside

The home occupies a serene spot on the cul de sac, boasting a generous plot and meticulously tended gardens both in the front and back. The front garden features a lush lawn, complemented by a mature hedge and abundant flower beds. A driveway offers convenient off-road parking and leads to the single integral garage, equipped with an electric door, plumbing for a washing machine. In the enclosed rear garden, a verdant lawn is accented by raised beds and vibrant herbaceous borders. A paved patio provides a charming outdoor space, while a vegetable patch offers opportunities for cultivation.







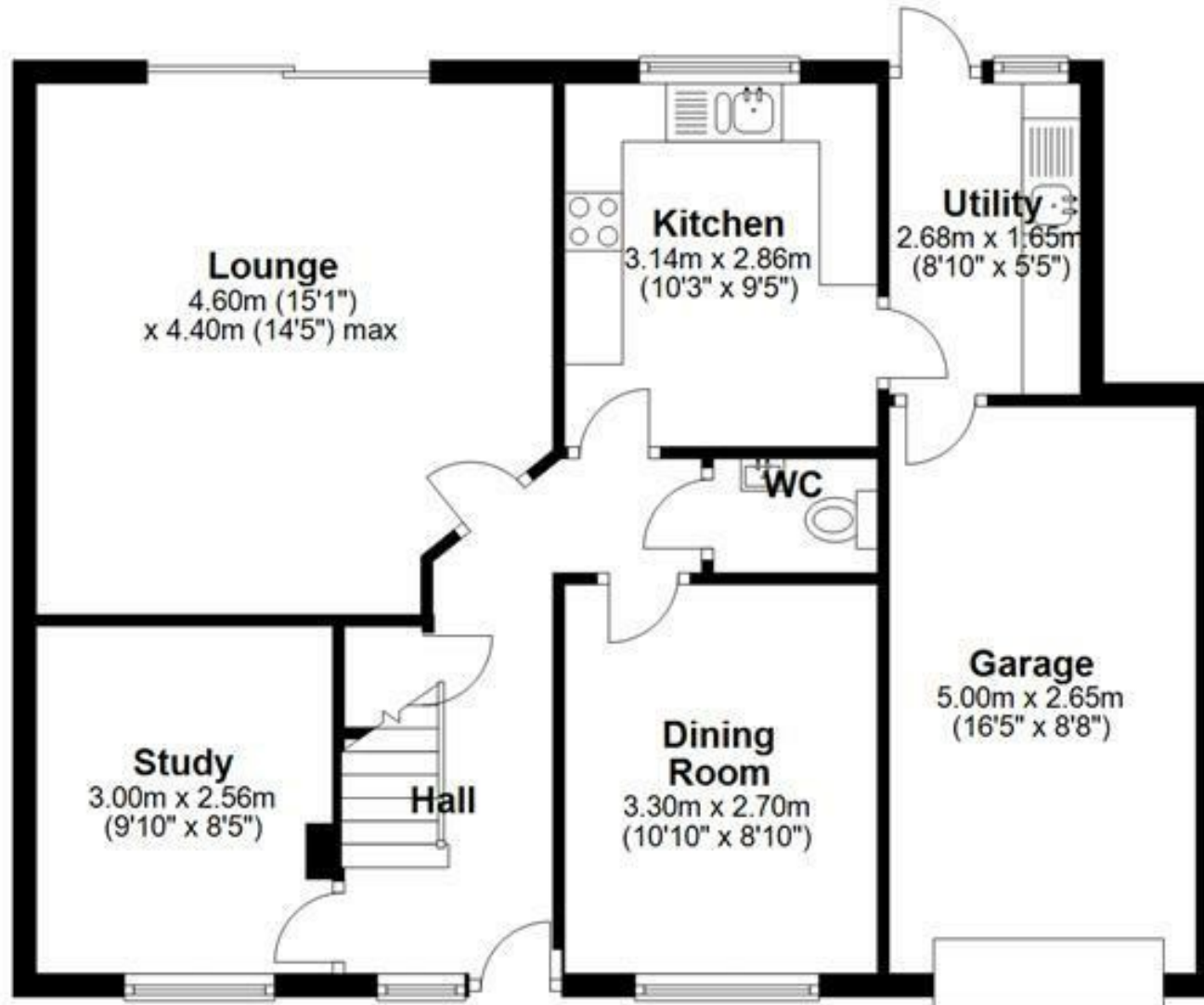






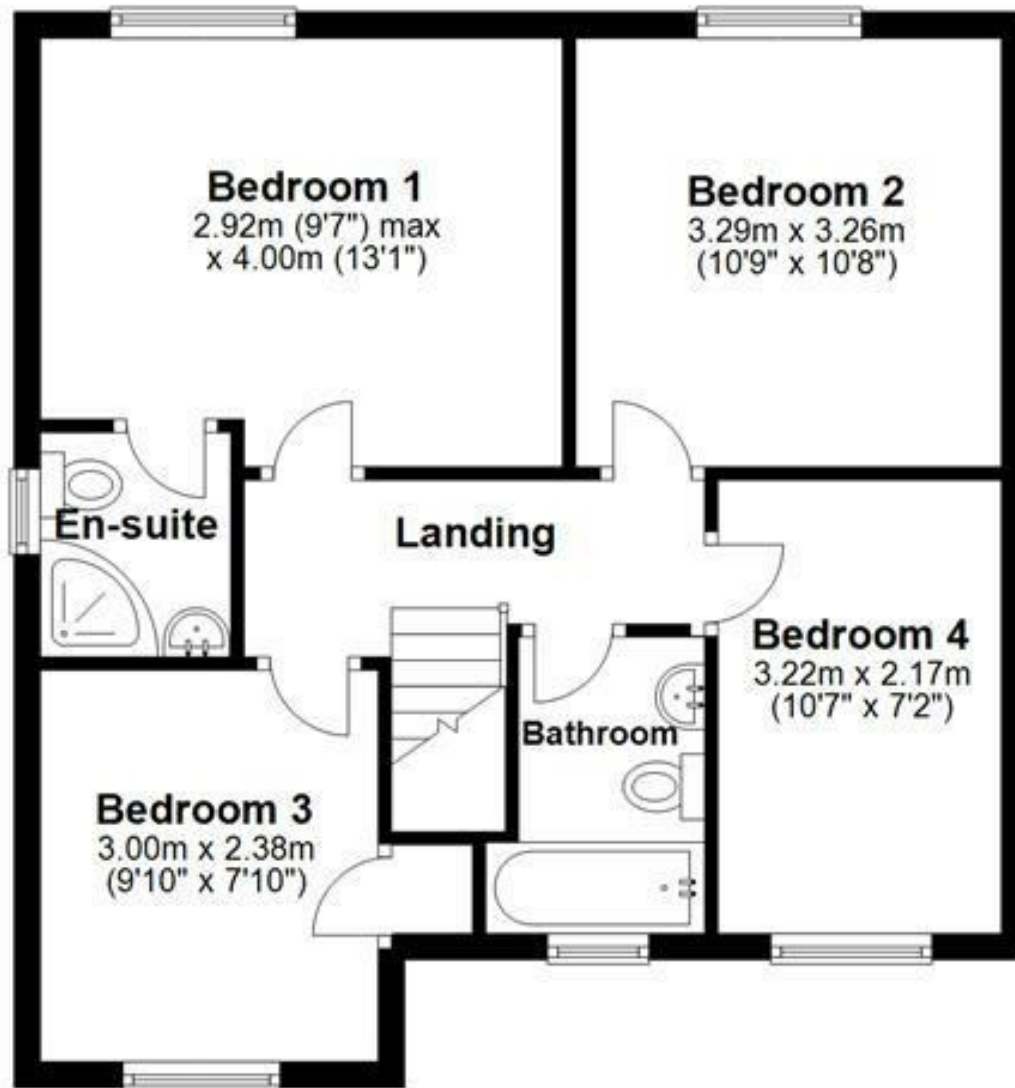


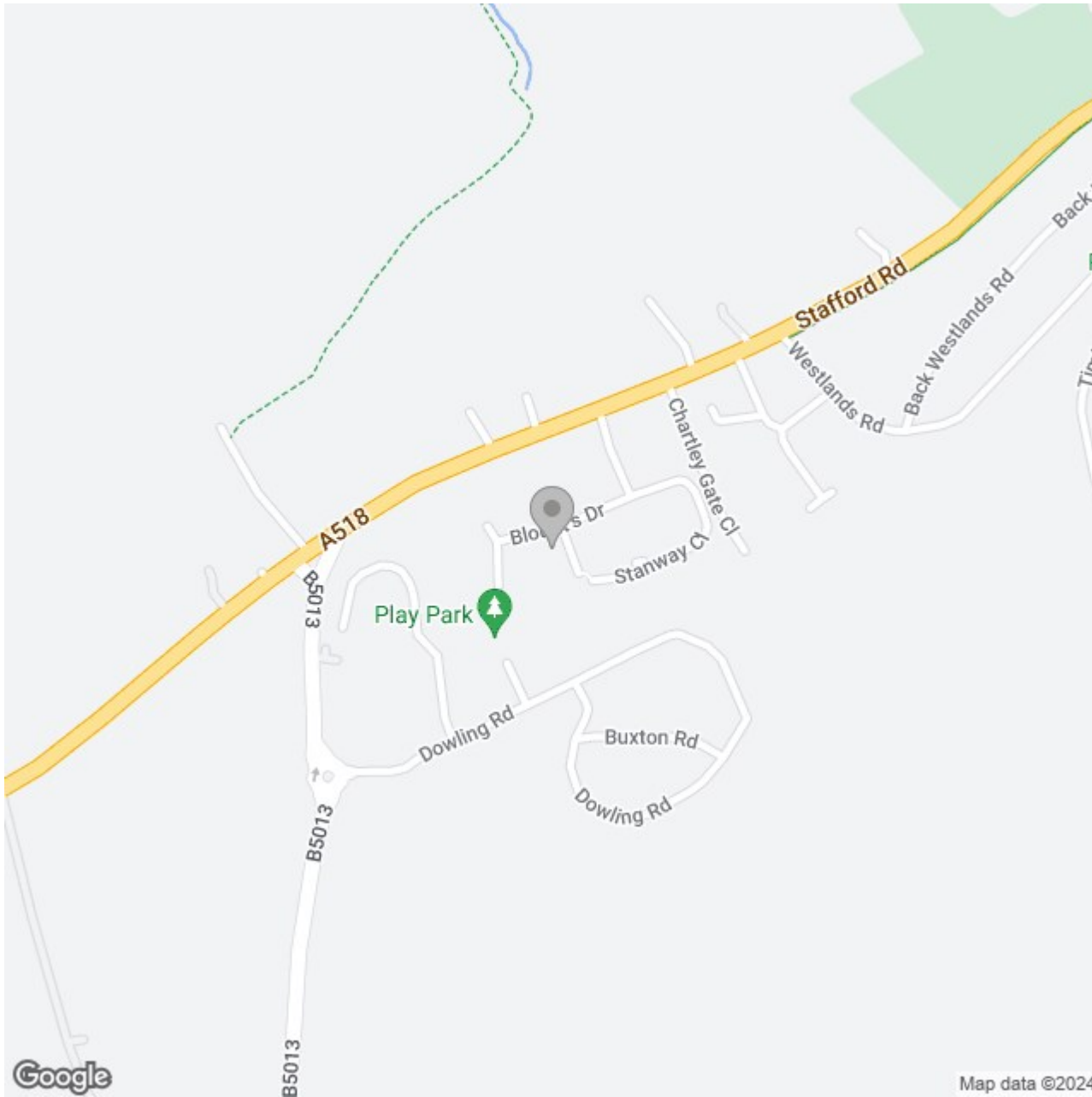
## Ground Floor



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>70</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	