





**** DETACHED THREE-BEDROOM
COTTAGE ** CLOSE TO UTTOXETER
TOWN CENTRE ** SPACIOUS GARDENS ****

This charming cottage sits just on the outskirts of Uttoxeter town center.

Meticulously modernized while preserving its original character, the property features a kitchen/diner, living room, three bedrooms, and a family bathroom. Outside, ample off-road parking awaits through double gated entry, leading to a spacious gravelled area and well-kept lawns. Boundaries are defined by timber fencing and mature hedgerows, ensuring privacy.

With convenient access to local amenities including shops, schools, and leisure facilities and a short walk to the heart of Uttoxeter and easy reach of the A50 for major road connections.

Viewings strictly by appointment through ABODE on 01889 567777.



Kitchen/Diner

With 2xUPVC double glazed windows to front and rear elevations, UPVC double glazed French doors lead to the garden. The open plan dining kitchen features a range of matching base and eye level storage cupboards, drawers and display cabinet unit. A range of integrated appliances include a four ring stainless steel gas hob with matching extractor hood, oven, grill, fridge, freezer, composite sink and drainer with mixer tap, further integrated freezer, pan drawers, breakfast island, two central heating radiators, internal door leads to:

Living Room

With 2x UPVC double glazed windows to the rear elevation and further unit to the front, central heating radiator x2, the focal point of the room being the multi fuel log burning fireplace with timber mantle and tiled hearth, TV aerial point, telephone point, staircase rising to the first floor landing, smoke alarm, carbon monoxide detector, door leading to:

Utility Room

Housing plumbing space for undercounter white goods and drop edge preparation surface and coat hooks.

First Floor Landing

With access to loft space via loft hatches, central heating radiator, UPVC double glazed window to the side elevation, internal doors lead to:

Bedroom One

With 2x UPVC double glazed windows to rear and side elevations, central heating radiator and TV aerial point.



Bedroom Two

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

Bedroom Three

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







Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low level WC, corner shower cubicle with waterfall showerhead, pedestal wash hand basin with chrome tap fittings, anthracite towel radiator, corner bath unit with mixer tap and showerhead attachment, airing cupboard housing the central heating gas boiler and a central heating radiator.

Outside

Accessed via double timber entry onto a large gravel driveway providing ample off road parking space. The frontage is enclosed by timber fence panels and concrete posts throughout, leading to an oak framed storm porch with a slip tile stone porch lead to the front entry and a side gate entrance lead the garden.



Leading off the property is an entertaining paved patio leading to a garden which is mainly laid to lawn with timber retaining sleeper beds and a further timber decking to the rear of the plot.





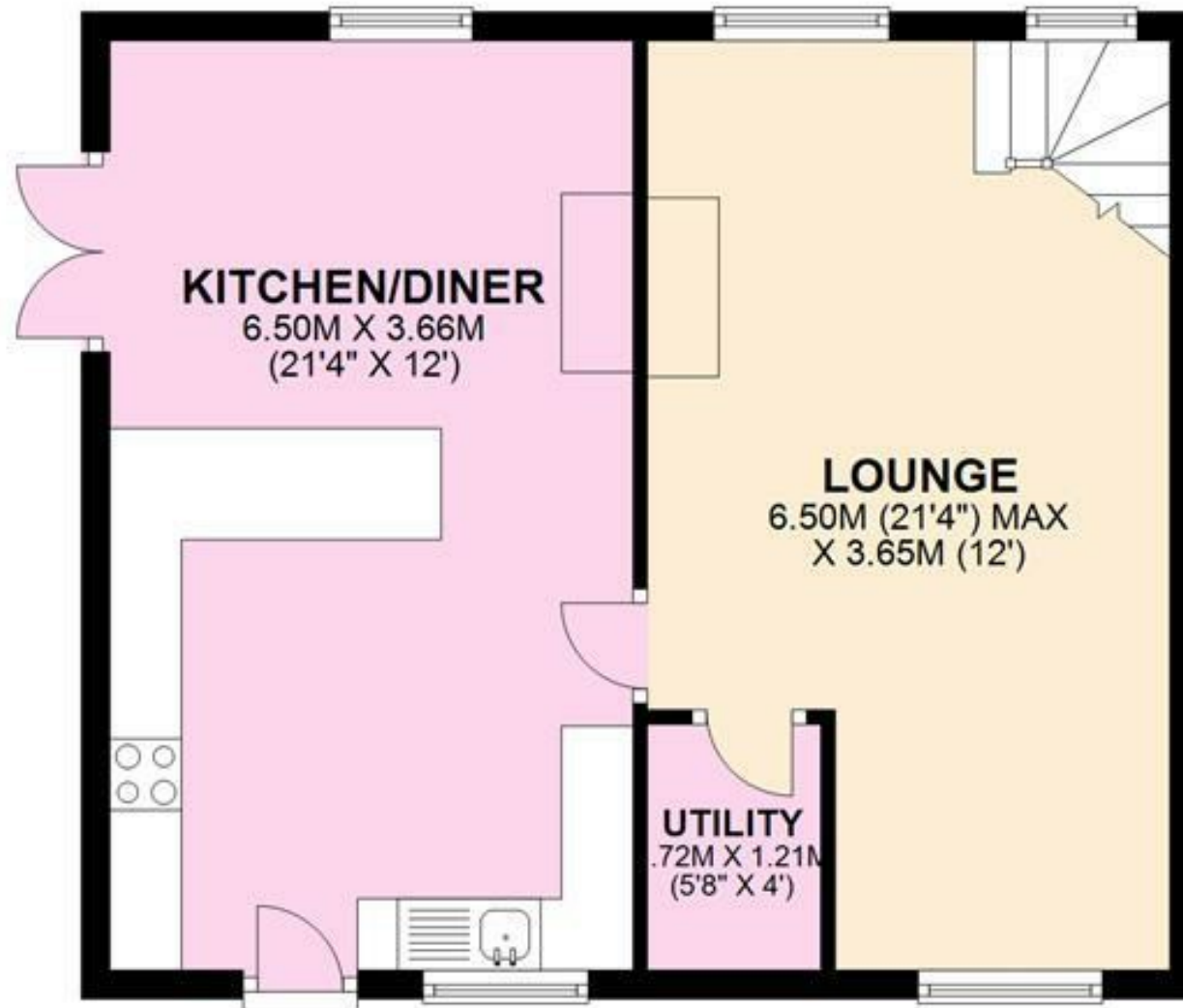






GROUND FLOOR

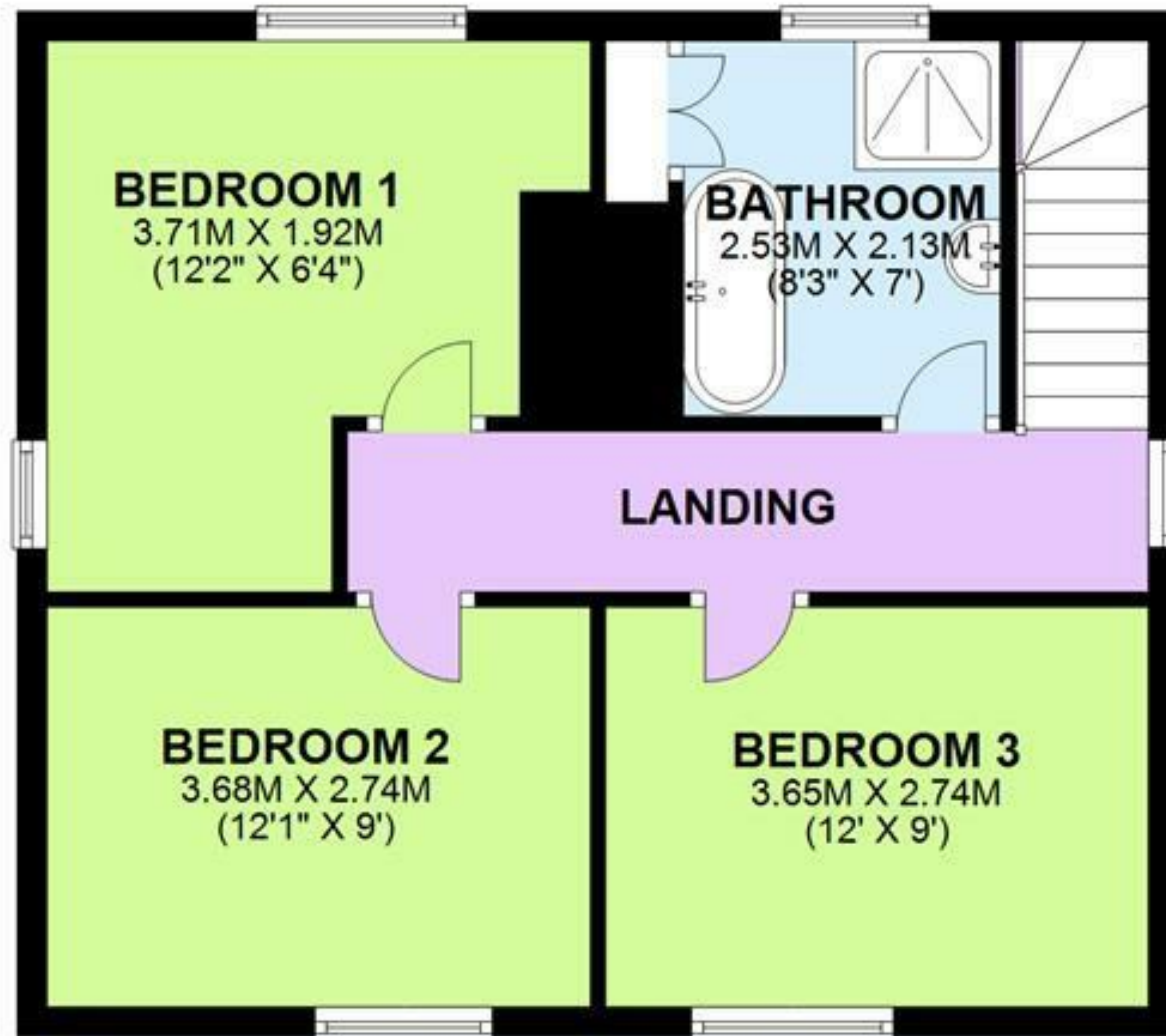
APPROX. 48.2 SQ. METRES (518.5 SQ. FEET)

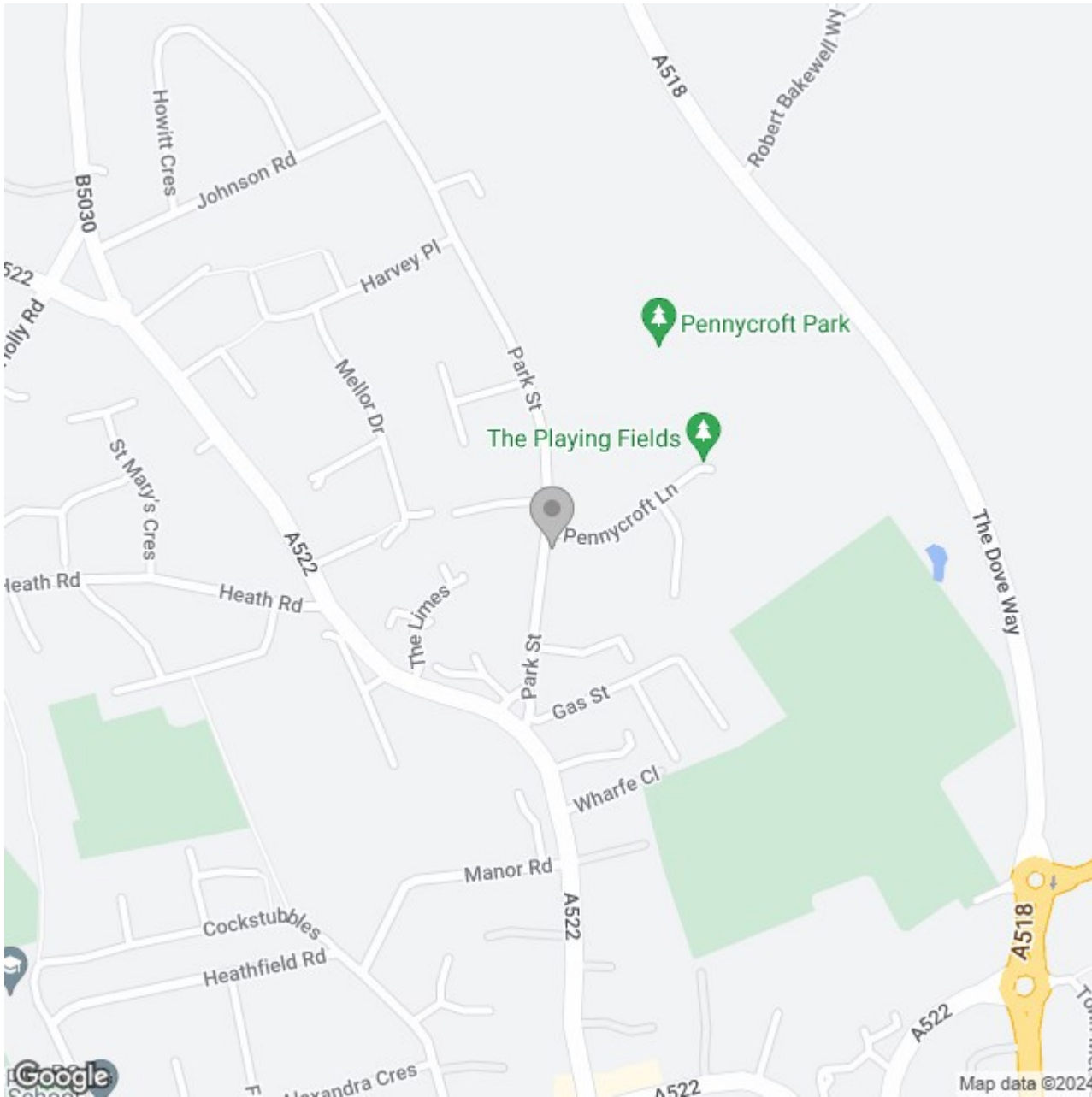


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

FIRST FLOOR

APPROX. 47.5 SQ. METRES (511.3 SQ. FEET)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	