





**\*\* FOUR BEDROOM DETACHED \*\* WELL  
MAINTAINED ACCOMMODATION  
THROUGHOUT \*\* LANDSCAPED GARDENS \*\***

Internal inspection is highly recommended to view and consider this impeccably presented detached family home to fully grasp the quality of its spacious living space. Nestled in a quiet cul-de-sac, it offers convenient access to Uttoxeter, a bustling market town with a plethora of amenities including sports and leisure facilities, supermarkets, boutique shops, pubs, eateries, reputable schools, medical services, cafes, and the renowned Uttoxeter Racecourse. Excellent road links to the A50, connecting to the M1 and M6, as well as easy access to Derby, Stoke, and Stafford.

In summary, the ground floor features a lounge, separate dining room, guest cloakroom, two conservatories, a breakfast kitchen, and a utility room. Upstairs, you'll find four bedrooms, two with en suite facilities, and a family bathroom. External amenities include a double garage, driveway, and gardens at both the front and rear of the property.

Viewing are by appointment only.



## Entry

Beneath a sheltered porch, leading into:

## Hallway

Featuring a double glazed window facing the front, a central heating radiator, useful understairs storage cupboard, stairs ascending to the second floor, and doors opening into:

## Cloaks/WC

Containing a vanity sink unit, a low level WC, a central heating radiator, laminate flooring, and complementary tiling.

## Lounge

Highlighted by a double glazed bay window at the front, a fireplace housing a gas fire, and two central heating radiators, internal doors lead to:

## Dining Room

Featuring a central heating radiator and double glazed patio doors leading to:

## Conservatory

Constructed of uPVC with a brick base and a self-cleaning glass roof, including French doors opening to the rear garden and tiled flooring.

## Breakfast Kitchen

A fully equipped kitchen with a sink and drainer set into a base unit, additional base units with matching work surfaces, integrated electric oven, gas hob with overhead extractor, integrated dishwasher and refrigerator, a range of upper cabinets and drawers, complementary wall tiling, double glazed windows to the rear and side, a side door leading to the garden room, recessed lighting, and a central heating radiator. Internal door leads to:



## Utility Room

Featuring a stainless steel sink, plumbing for a washing machine, additional space for appliances, base and wall units with matching work surfaces, coordinated tiling, a central heating radiator, and a double glazed side window.

## Garden Room

Constructed of uPVC with French doors accessing the rear garden and a door leading to the garage.







### Landing

Featuring an airing cupboard housing a hot water tank, access to the loft, and doors opening into:

### Bedroom One

With a double glazed window facing the front, fitted wardrobes, a central heating radiator, and an en suite bathroom comprising a shower cubicle, washbasin, low-flush toilet, laminate flooring, recessed lighting, a central heating radiator, and complementary tiling.

### Bedroom Two

Featuring a double glazed window facing the rear, fitted wardrobes, a central heating radiator, and an en suite bathroom containing a shower cubicle, washbasin, low-flush toilet, recessed lighting, and complementary tiling.

### Bedroom Three

With a double glazed window facing the rear, fitted wardrobes, and a central heating radiator.

### Bedroom Four

Featuring a double glazed window facing the rear and a central heating radiator.

### Family Bathroom

Containing a bath, washbasin, low-flush toilet, a double glazed side window, a central heating radiator, coordinated tiling, and recessed lighting.

### Double Garage

Equipped with electric roller doors, power and lighting and central heating boiler.

### Outside

The front garden features lawn space with herbaceous plants and metal railings, a tarmac driveway providing off-road parking leading to the double garage. A paved patio is perfect for a morning breakfast seating area. Metal gated access leads to the side garden, laid with lawn and shrub borders. The rear garden includes a patio area, raised lawn space, shrubs, flowers, and timber fencing. Additionally, there is a side garden area with a timber gate leading to the front.












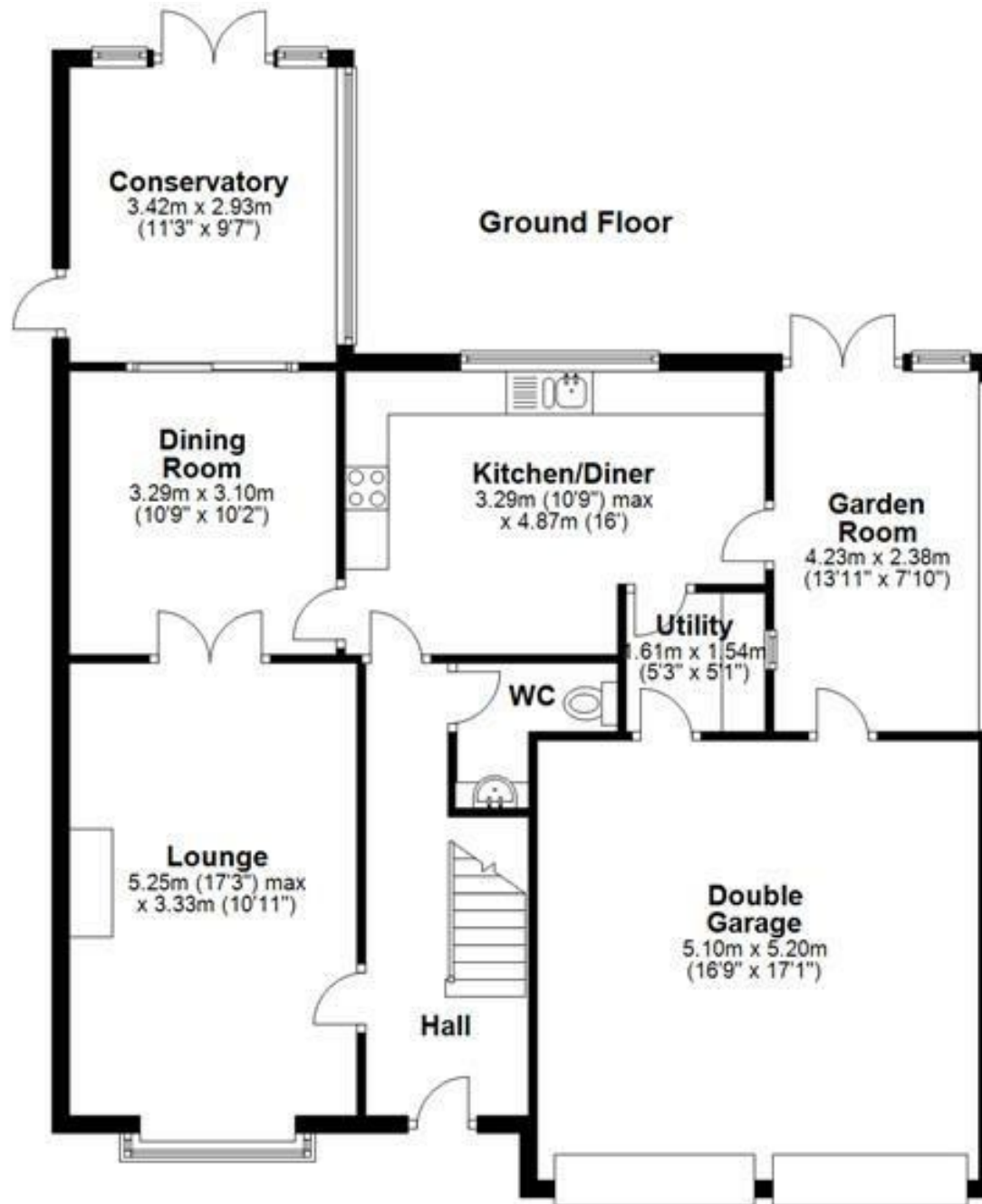




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</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 	





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

