





This charming and well-maintained end-terrace property is offered for sale, presenting an excellent opportunity for first-time buyers or investors. Situated in a desirable area of Uttoxeter, just off Kingfisher Way, the property benefits from a convenient location close to a range of amenities.

The accommodation comprises a guest cloakroom, a welcoming lounge, and a well-equipped breakfast kitchen on the ground floor. Upstairs, there are two comfortable bedrooms and a contemporary bathroom. Externally, the property offers a driveway at the front providing off-road parking and a private garden at the rear, ideal for outdoor enjoyment.

Located in the vibrant market town of Uttoxeter, the property is close to excellent schools, leisure facilities, shops, restaurants, and bars. The renowned Uttoxeter Racecourse and the Alton Towers Resort are also just a short drive away. For commuters, the area provides superb transport links, including access to the A50 with connections to the M1 and M6, as well as convenient routes to Derby, Stoke, and Stafford. Uttoxeter's local railway station adds further connectivity.

The property is accessed via a driveway that leads to the front entrance, offering both practicality and curb appeal. This delightful home is ready to welcome its new owners, combining modern living with an enviable location.



Hallway

With a central heating radiator, coat hooks and internal doors leading to:

Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC, pedestal wash hand basin with tiled splashback and central heating radiator.

Lounge

With a UPVC double glazed window to the front elevation staircase rising to the first floor landing, central heating radiator, telephone sockets, TV aerial point and the focal point of the room being in the electric fireplace, internal glass panel door leading to:

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the rear patio. The kitchen features a range of matching base and eye level storage cupboard and drawers with drop edge preparation work surfaces and a range of integrated appliances including a four ring electric hob, stainless steel extractor hood, oven/grill, composite sink and drainer with mixer tap, plumbing space for freestanding and further space for freestanding white goods, central heating radiator and a useful under the stairs storage cupboard with lighting.

Landing

With access to loft space via loft hatch, smoke alarm, central heating radiator and internal doors leading to:



Bedroom One

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







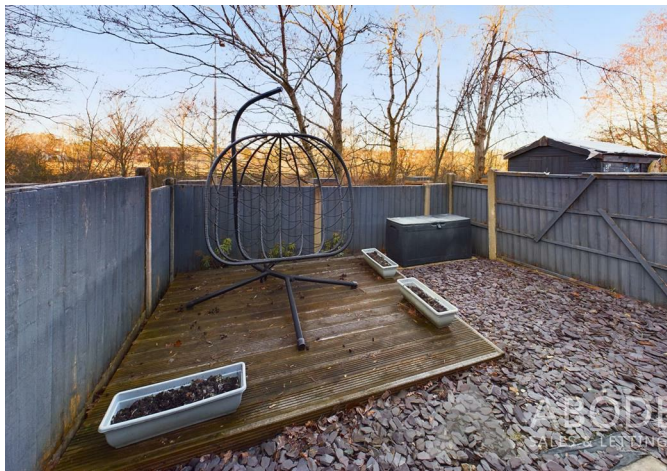
Bedroom Two

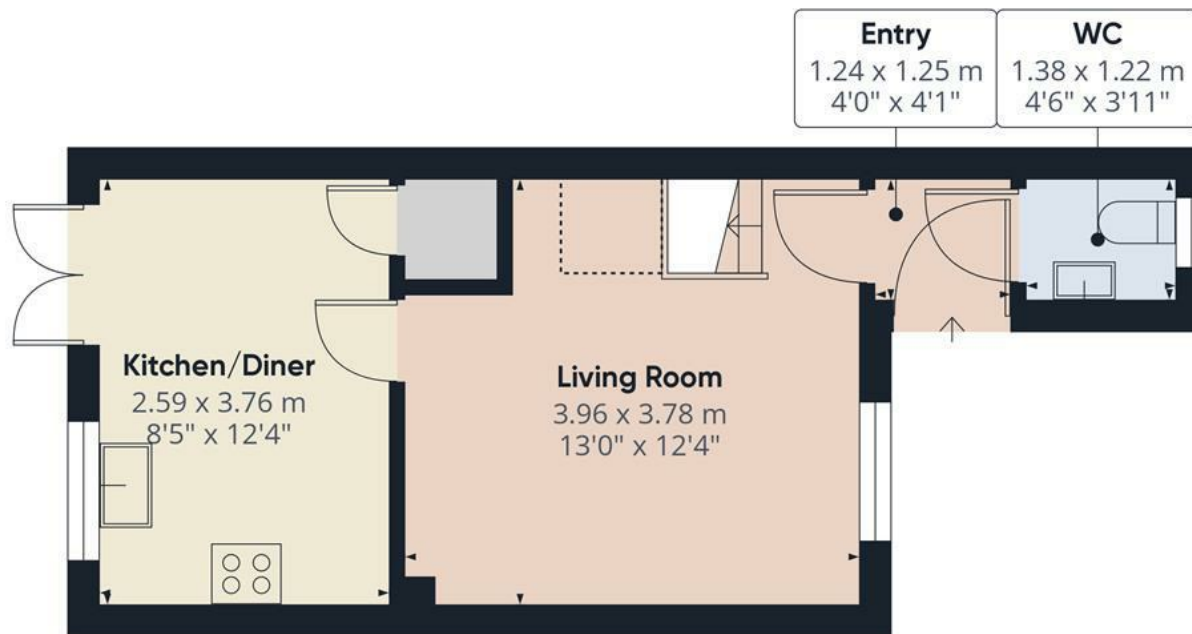
With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard with eye level shelving and hot water immersion tank.

Bathroom

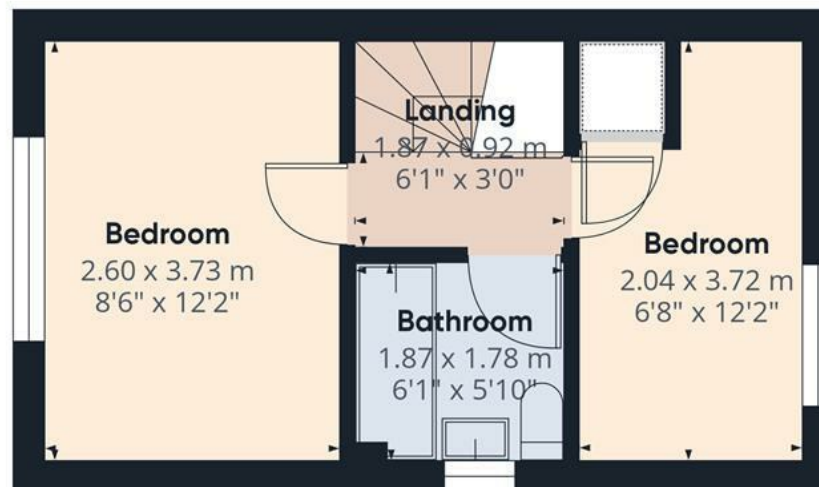
With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, bath unit with electric shower over, complementary tiling to wall coverings, central heating radiator and extractor fan.







Floor 0



Floor 1



Approximate total area⁽¹⁾

49.35 m²

531.21 ft²

Reduced headroom

0.77 m²

8.27 ft²

(1) Excluding balconies and terraces

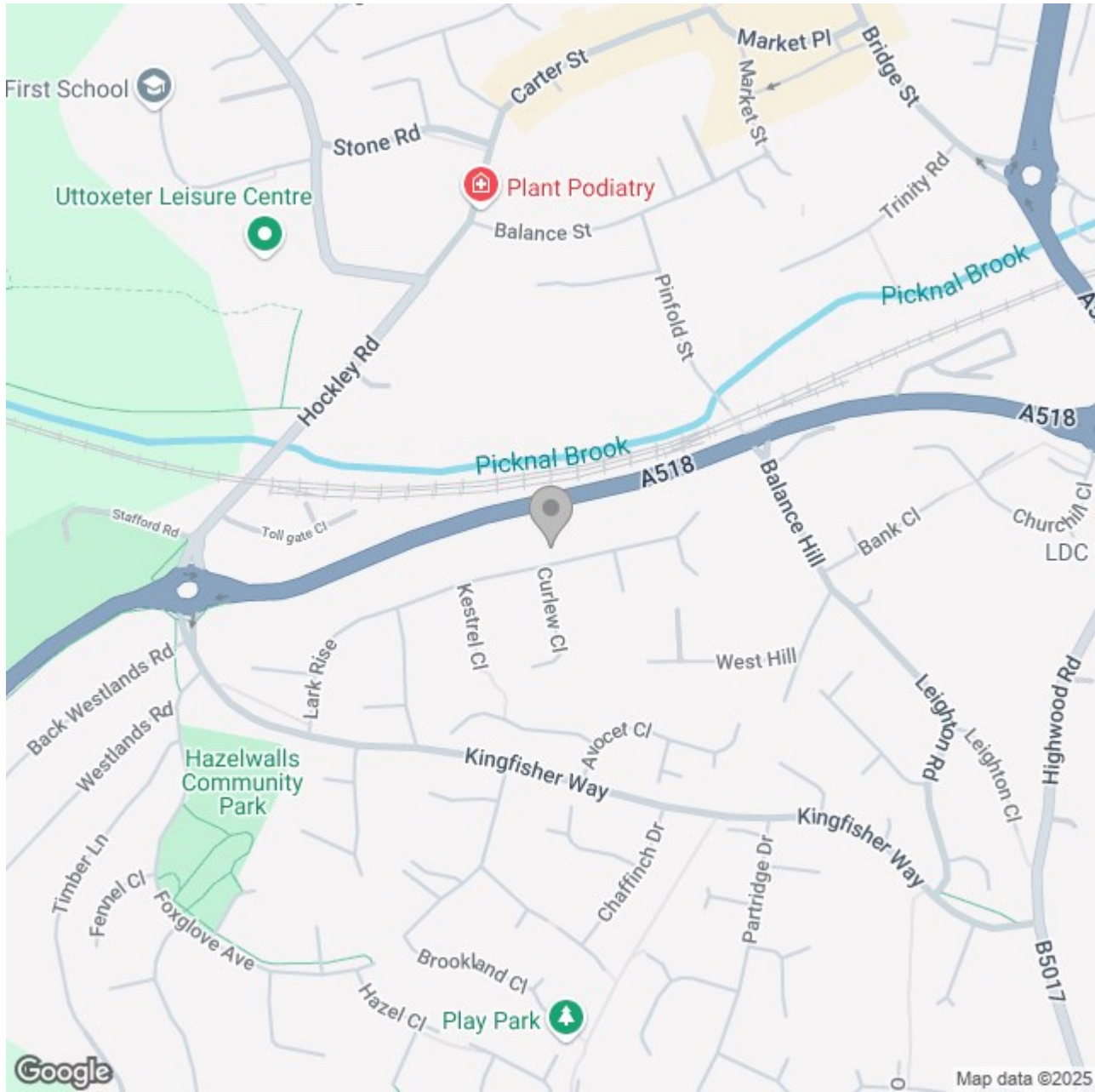
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 