





Open day Saturday 5th April 2pm - 4pm  
NO APPOINTMENT NEEDED

This beautifully presented, extended family home is ideally located in a quiet cul-de-sac on the edge of Uttoxeter, close to the town centre and its range of amenities, including shops, schools, and transport links.

The welcoming entrance hall leads to a spacious lounge with an inset electric fire and large front window. Double doors open into the impressive, refitted dining kitchen with high-quality units, breakfast bar, integrated appliances, and a view of the garden. The dining area flows into the stunning family room, featuring a vaulted ceiling, concealed log burner, and French doors to the garden. A utility room and WC with internal garage access complete the ground floor.

Upstairs, there are four good-sized bedrooms, including a master with en-suite, plus a modern family bathroom. The rear garden offers a paved patio, artificial lawn, and privacy, while the front features a lawn, borders, and a double-width driveway leading to the garage with power and light.



  
**ABODE**  
SALES & LETTINGS

## Hallway

With a composite front entry door leading into, panelled flooring throughout, staircase rising to the first floor landing, smoke alarm, a useful range of built in under stairs storage and cupboard, lighting, coat hooks, internal doors leading to:

## Lounge

The spacious lounge features a striking inset living flame electric fireplace and a large front-facing window that fills the room with natural light, central heating radiator and double doors leading to:

## Kitchen/Diner

Undoubtedly the heart of this remarkable home—a spacious, newly refurbished dining kitchen. It boasts an array of base and wall units with high-quality work surfaces, complemented by a matching breakfast bar. The inset sink is set beneath a window that overlooks the rear garden. The kitchen is equipped with a modern electric hob, a sleek contemporary hood, and an oven beneath, along with integrated appliances, including a microwave, dishwasher, and fridge-freezer. The dining area features stylish wall panelling and flows seamlessly into the:

## Extended Family Room

With ceramic tiled flooring throughout, vaulted ceiling with exposed A-frame, UPVC double glazed window to the side elevation, UPVC double glazed French doors leading to the rear garden, central heating radiator.



## Utility Room

With a UPVC double glazed window to the side elevation, base level storage cupboards with drop edge work surfaces, stainless steel sink and mixer tap, plumbing for freestanding undercounter white goods, spotlighting to ceiling, in housing is the central heating gas boiler, internal door leading to:

## W.C.

With a UPVC double glazed window to the side elevation, low-level WC, central heating radiator and door leading to:







### Garage

With double doors to the front elevation, with lighting and power supply.

### Landing

With access to loft space via loft hatch, central heating radiator, smoke alarm, airing cupboard with shelving, internal doors leading to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, built-in wardrobe with mirrored fronts comprising of hanging rails and shelving, 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, wash hand basin with mixer tap, double shower cubicle with waterfall showerhead, sliding glass screen and PVC panelling to wall coverings, extractor fan and chrome heated towel radiator.

### Bedroom Two

With a UPVC double glazed window to the rear 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, wash hand basin with mixer tap, bath unit with shower over, extractor fan and chrome heated towel radiator.

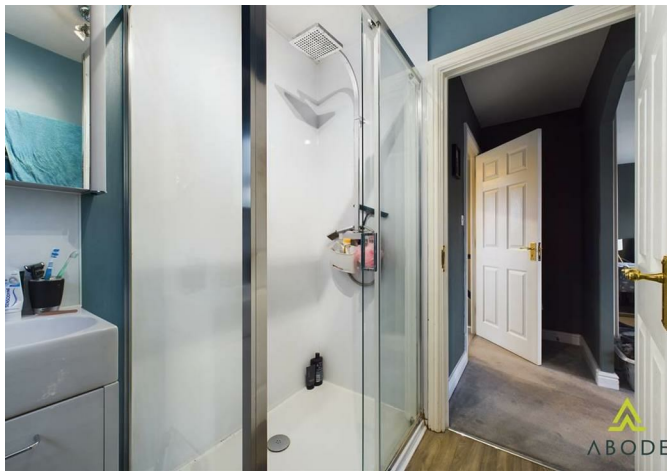
### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and built-in double wardrobe comprising of hanging rail and shelving.

### Bedroom Four

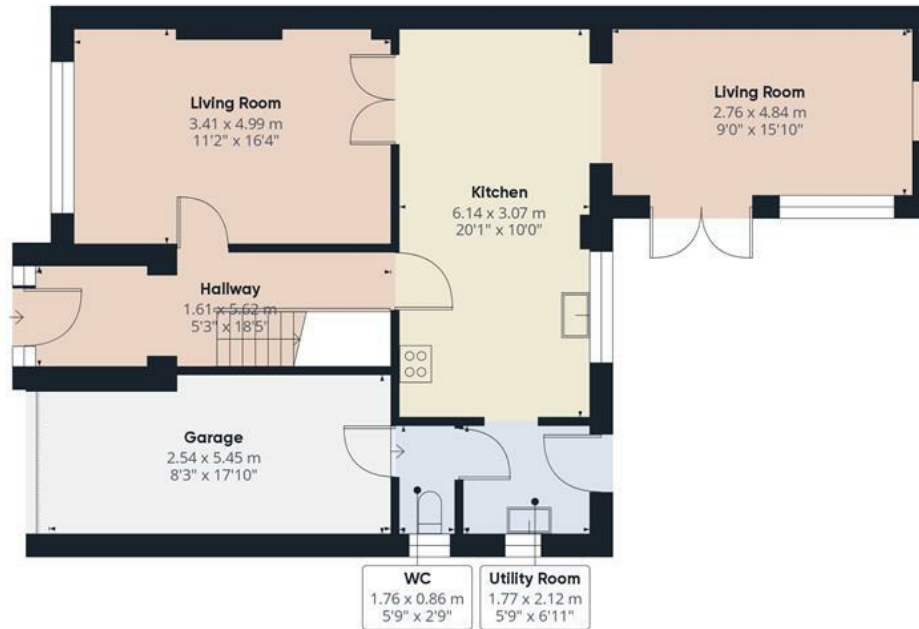
With a UPVC double glazed window to the rear elevation and central heating radiator.











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

132 m<sup>2</sup>  
1420.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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