



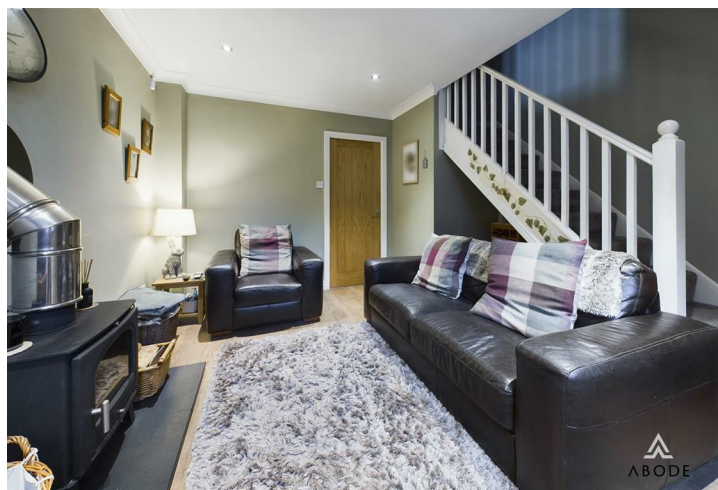


This modern two-bedroom detached property offers a perfect blend of contemporary design and functionality, making it ideal for families and professionals alike. Located in the tranquil town of Uttoxeter, the home provides easy access to excellent amenities and transport links for convenient commuting.

Inside, the property boasts a welcoming lounge with a log burner, a well-equipped kitchen, a conservatory with underfloor heating, two comfortable bedrooms, and a modern shower room.

The property features a spacious tarmacadam driveway leading to a detached garage and additional parking space for multiple vehicles. To the rear, the garden is tiered to offer stunning views, with a mix of soil beds, artificial grass, and a decked patio, creating a low-maintenance outdoor space perfect for relaxation or entertaining.

Viewing by appointment only.



Hallway

With a composite double glazed front entry door leading into, central heating radiator, alarm system unit and internal outdoor leading to:

Lounge

With a cast iron focal point log burning fireplace with tiled hearth, a UPVC double glazed window to the front elevation, central heating radiator, useful under stairs storage space, smoke alarm, doorbell chime, Nest thermostat, telephone point, TV aerial point, spotlighting to ceiling, carbon monoxide detector and internal oak door leading to:

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, a useful under stairs storage cupboard with shelving and lighting. The kitchen diner features a range of matching base and eye level storage cupboard and drawers with wood block drop edge preparation work surfaces with complementary tiling surrounding. A range of integrated appliances includes a stainless steel four ring gas hob with matching extractor hood, hide and slide Neff oven and grill with integrated microwave, wine cooler, in housing is the central heating combination gas boiler, plumbing space for freestanding under counter white goods, electrical consumer unit, LED down lighting and a set of UPVC double glazed double doors leading to:

Conservatory

With UPVC double glazed windows to rear and side elevations, complementary ceramic tiled flooring throughout, UPVC double glazed French doors leading to the garden, LED downlighting and a vaulted self cleaning double glazed glass roof.



Landing

With access into loft space via loft hatch, smoke alarm, carbon monoxide detector, central heating radiator and internal outdoors leading to:

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, shower unit with PVC wall panelling and electric shower over, built in wardrobe comprising of hanging rails and shelving.







Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, a useful over stairs storage cupboard comprising of eye and base level shelving and a further built-in wardrobe comprising of hanging rails and shelving.

Family Shower Room

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 and complementary tiling to wall coverings, chrome heated towel radiator and extractor fan built into spotlighting.

Outside

The property features a well-maintained tarmacadam driveway that leads to a spacious area, offering ample room for multiple vehicles. This driveway takes you up to a detached garage, providing secure parking and extra storage space. Beyond the garage, there is a secluded area with great potential for improvement or landscaping, giving you the flexibility to create your own outdoor retreat.

Two gates at the side of the property lead to the rear garden, which is beautifully tiered to maximise the space and provide elevated views. The upper levels offer a fantastic seating area, perfect for relaxing while enjoying the scenic views over the landscaped garden. The garden itself is designed for low-maintenance living, featuring neat soil beds and artificial grass at the bottom level, ensuring a green, lush look throughout the year. A decked patio area completes the outdoor space, providing the ideal spot for unwinding or entertaining guests in a tranquil setting.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

78.5 m²

844.97 ft²

Reduced headroom

1.39 m²

14.93 ft²

(1) Excluding balconies and terraces

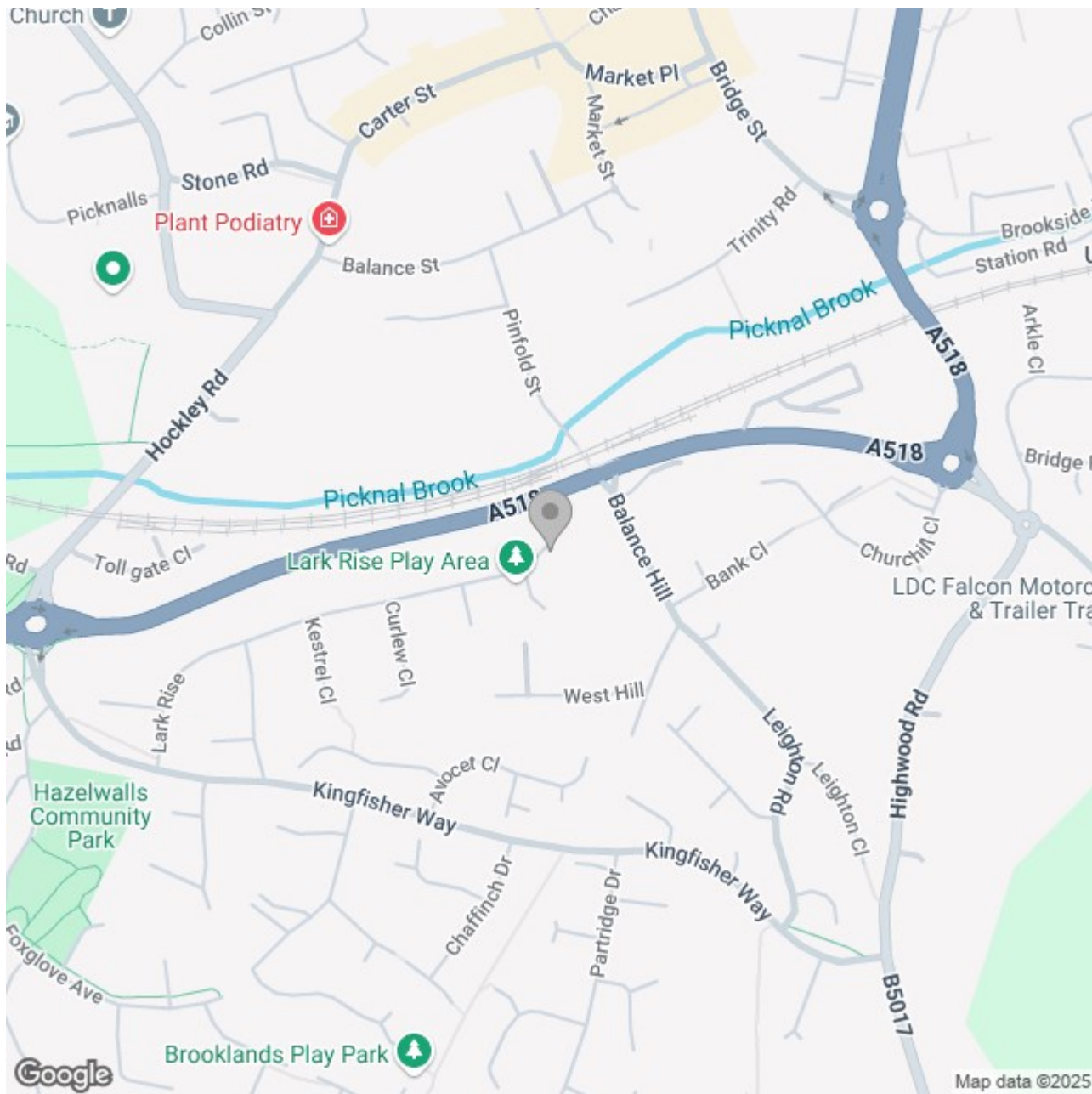
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

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