







Abode Estate Agents are delighted to present this stunning three-bedroom semi-detached home offered for sale with NO UPWARD CHAIN, located in a sought-after development in Uttoxeter. The property is finished to an exceptionally high standard, with various optional furniture pieces available by separate negotiation. The current owners, have carefully upgraded and renovated the home throughout, creating a modern and stylish living space.

Internally, the property boasts a welcoming hallway with an oak glass-panelled staircase leading to the first-floor landing.

The fully equipped kitchen diner features integrated appliances and ample storage space, while the spacious lounge is enhanced by a bay window, a feature fireplace and media wall creating a perfect space for relaxing. On the first floor, there are three generously sized bedrooms, offering built-in storage, as well as a beautifully appointed shower room three-piece suite. Externally, the meticulously landscaped garden is a true highlight, with an Indian stone-paved patio and gravel borders housing an array of decorative shrubs. The timber-framed pergola shelters a hot tub area (available by separate negotiation), while a timber-framed garden room at the end of the garden provides a bar area, seating, a log-burning fireplace, and a storage area perfect for gardening equipment. The property also benefits from secure gated access to a block-paved off-road parking area at the rear.

We are pleased to arrange viewings by appointment only. Please contact us to schedule your visit to this exceptional property.



  
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 SALES & LETTINGS



## Hallway

With a composite door leading into the consumer unit, an oak glass-panelled staircase rising to the first-floor landing, and useful built-in under-stairs storage compartments. Timber panelling on the lower half of the walls, doorbell chime, smoke alarm, LED spotlighting on the ceiling, and an oak glass-panel door leading to:

## Kitchen/Diner

Featuring a UPVC double-glazed door to the rear elevation with two adjoining UPVC double-glazed units. In housing includes the central heating gas boiler. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, with wood-block drop-edge preparation work surfaces. Integrated appliances include a fridge and freezer, oven, and induction hob, along with a ceramic Belfast sink with a spray mixer tap. There is space for further freestanding and under-counter white goods, a central heating radiator, extractor fan, and LED lighting on the ceiling.

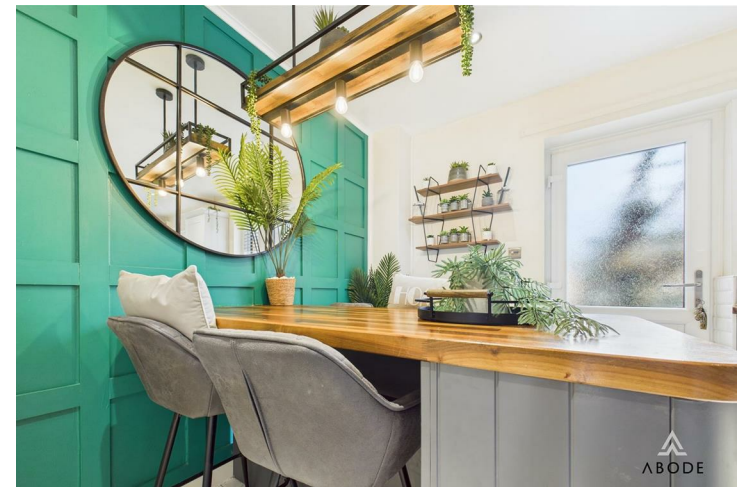
## Lounge

With a UPVC double-glazed box bay window to the front elevation, featuring built-in shutter blinds. The room has complementary tiled flooring throughout, a focal point feature fireplace and a media wall. There are panelled accent walls, a TV aerial point, LED downlighting, and two central heating radiators.



## Cloaks/W.C.


With a UPVC double-glazed frosted glass window to the front elevation, featuring built-in shutter blinds. The room has complementary tiling to both the floor and wall coverings, a wash hand basin with a mixer tap, a low-level WC with a continental flush, spotlighting on the ceiling, and a central heating radiator.







# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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 	





### Landing

With an oak balustrade glass-panel staircase, access to the loft space via a loft hatch and oak panel flooring throughout. There is an airing cupboard with eye-level shelving housing the hot water tank, panelling to the lower wall coverings, a smoke alarm, spot lighting on the ceiling, and internal doors leading to:

### Bedroom One

With a UPVC double-glazed window to the rear elevation with built-in shutter blinds, a central heating radiator, a built-in double wardrobe, LED spotlighting in the ceiling, and oak-panelled flooring throughout.

### Bedroom Two

With a UPVC double-glazed window to the front elevation with built-in shutter blinds, a central heating radiator, and a useful built-in wardrobe

### Bedroom Three

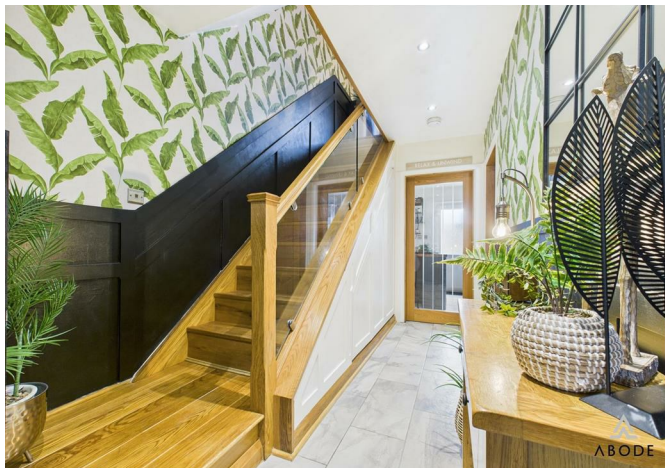
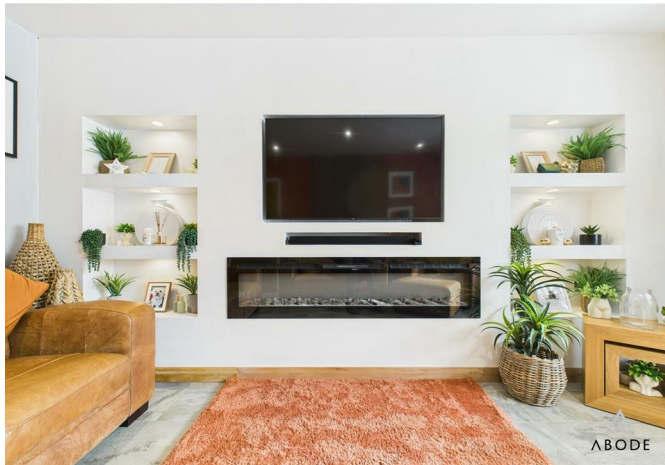
With a UPVC double-glazed window to the front elevation with built-in shutter blinds, a central heating radiator, and a useful over-stairs storage cupboard complete with hanging rails and shelving.

### Shower Room

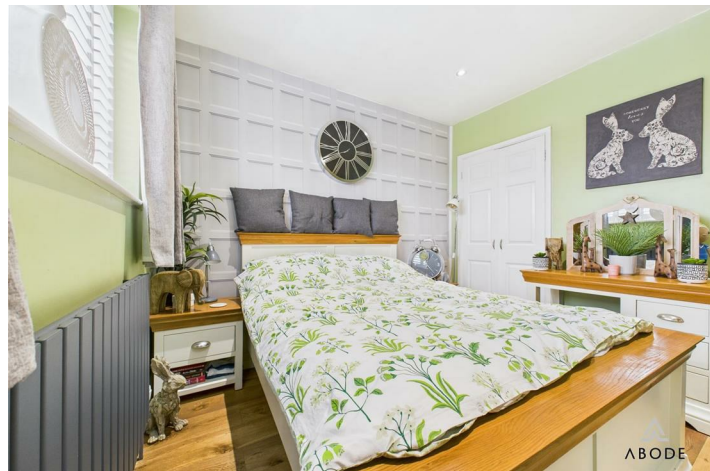
Featuring a UPVC double-glazed frosted glass window to the rear elevation and a three-piece shower room suite, including a low-level WC with a continental flush, a wash hand basin with a mixer tap, and a shower cubicle with a waterfall showerhead. The room also includes complementary tiling on the walls, a heated towel radiator, an extractor fan, and spotlighting on the ceiling.

### Outside

The garden has been meticulously landscaped, featuring an Indian stone-paved patio and a pathway leading to the rear entry, which provides access to a parking area with gravel borders that house a variety of decorative shrubs. Adjacent to the property is a timber-framed pergola that shelters the hot tub area, available by separate negotiation and a useful utility room, perfect for a range of white goods and appliances. At the far end of the garden, a timber-framed garden room with a canopy seating area provides an ideal setting for outdoor dining. Inside the garden room, there is a bar area with seating, electrical points suitable for TVs and various media activities, and a focal point log-burning fireplace. To the rear of the room is a dedicated storage area, perfect for gardening tools and supplies. Behind secure gated access at the rear, there is a block-paved off-road parking section. The property also has CCTV











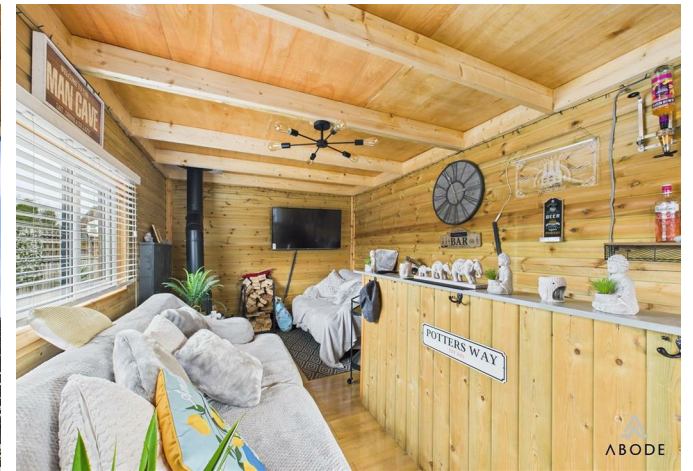








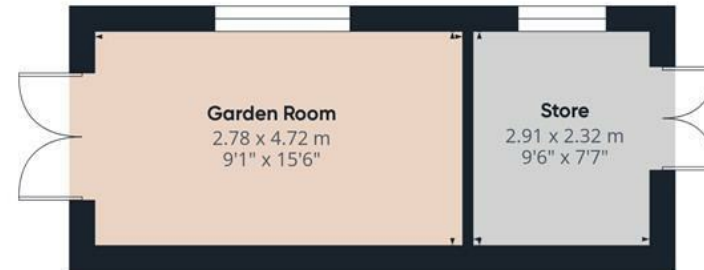
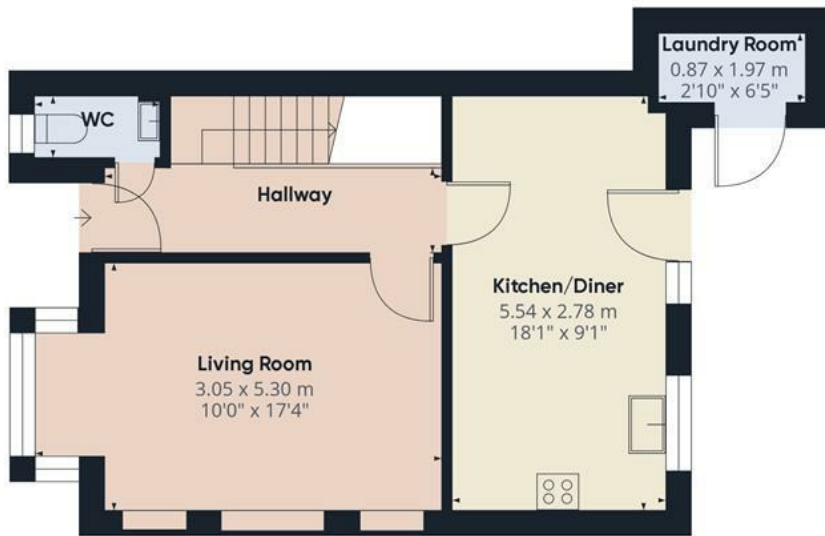












Floor 0

Approximate total area<sup>(1)</sup>  
97.72 m<sup>2</sup>  
1051.84 ft<sup>2</sup>



Floor 1

(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 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.

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