





SPACIOUS THREE-BEDROOM HOME CORNER PLOT WITH VARIOUS OUTBUILDINGS AND GARAGE AMPLE PARKING AVAILABLE

This generously proportioned traditional property offers three bedrooms and extensive outdoor space, including a large garden and a variety of outbuildings, available with no upward chain. With uPVC double glazing and gas central heating, comfort and convenience are assured.

The property comprises a hallway, lounge, kitchen/diner, bathroom, and three bedrooms on the first floor. Outside, the driveway provides convenient off-road parking leading up to the garage, while the front, side and rear gardens features a mix of lawn and a delightful patio area for outdoor entertaining.

Situated on a corner plot, this home is ideally located with easy access to local amenities such as shops, schools, and leisure facilities, while also being within reach of Uttoxeter town center. With swift connections to the A50 and major road networks, this home presents an ideal opportunity for family living. Viewings are strictly by appointment and can be arranged through Abode Estate Agents.



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SALES & LETTINGS

Hallway

With UPVC double glazed front door leading into, with staircase rising to the first floor landing, electrical consumer unit and coat hooks, internal door leads to:

Lounge

With a UPVC double glazed window to the front elevation, with the focal point of the room being the gas fireplace with living flame effect and an exposed brick backing, tiled hearth and timber mantle, TV aerial point, central heating radiator and master telephone point, internal door leading to:

Kitchen/Diner

With 2x UPVC double glazed windows to the rear elevation, the Worcester Bosch central heating gas boiler, stainless steel sink and drainer, having a range of matching base and eye level cupboards and drawers with roll top preparation work surfaces and complementary tiling surrounding, plumbing and freestanding space for further white goods, central heating radiator and smoke alarm. Internal door leads to:

Side Hallway

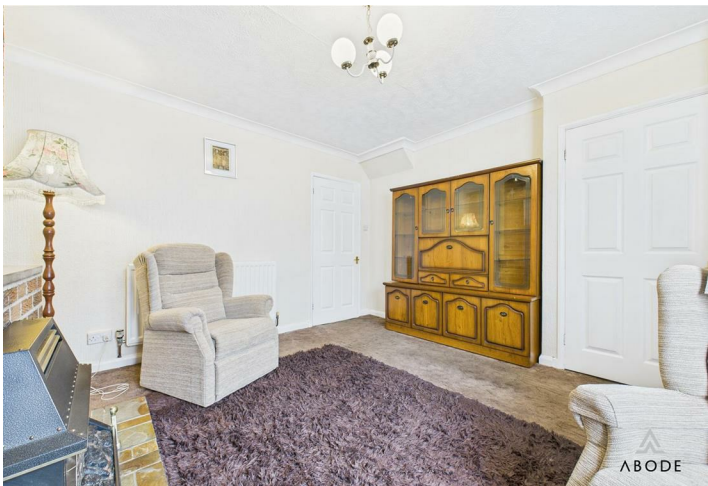
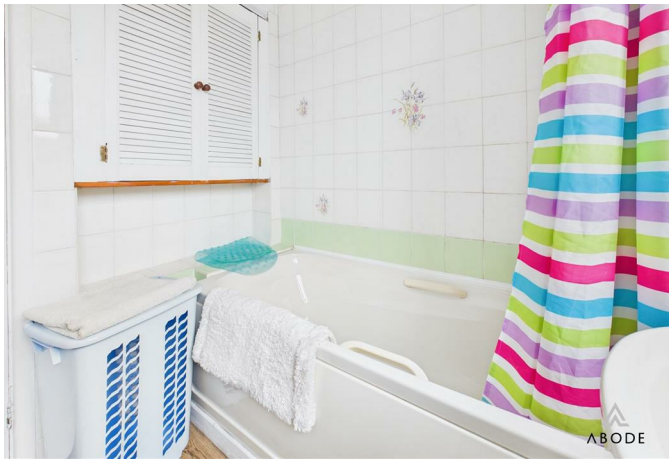
With a UPVC double glazed window to the side elevation with adjoining UPVC side entry door, central heating radiator and a useful under stairs pantry cupboard which has a UPVC double glazed frosted glass window to the side elevation and provides space for freestanding and undercounter white goods and is also where the gas meter is located, internal door from the hallway leading to:



Bathroom

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







Landing

With access to into loft space via loft hatch, a UPVC double glazed window to the side elevation, central heating radiator and internal doors leading to:

Bedroom One

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

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, useful built-in storage cupboard which houses the hot water tank with eye level shelving.

Bedroom Three

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

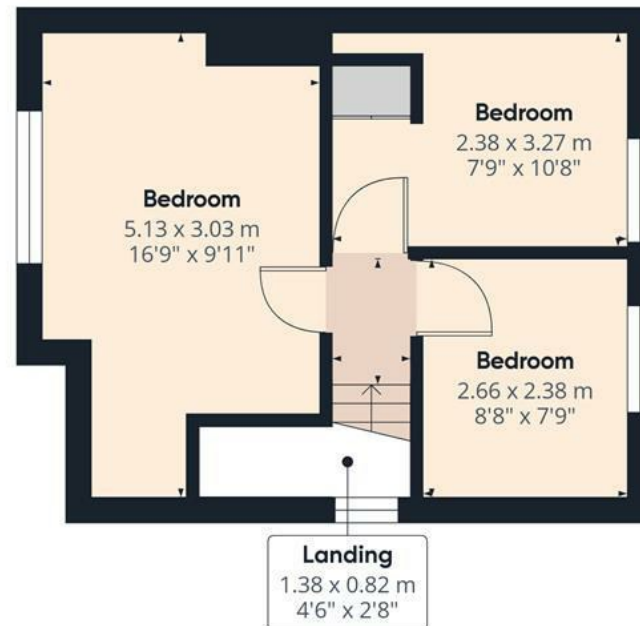








Floor 0



Floor 1

Approximate total area⁽¹⁾

61.37 m²

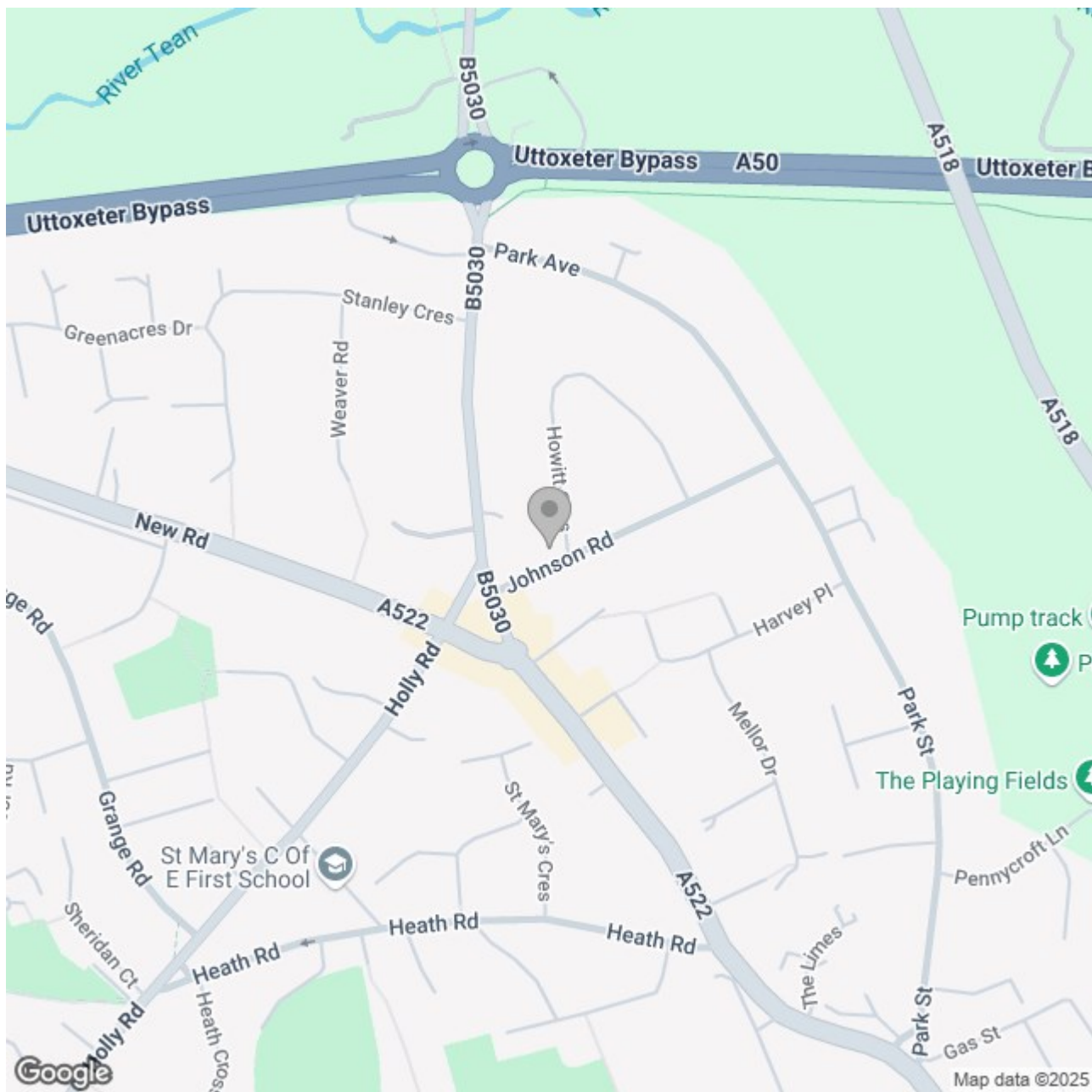
660.58 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

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