







Set on a traditional Victorian terrace street, this charming home combines period character with modern comfort. It benefits from a rare block-paved driveway to the front and retains original features such as Minton tiled flooring, oak doors, and feature fireplaces.

Inside, the property offers a flowing layout with a bright lounge, cosy sitting room with log burner, and a well-equipped kitchen diner that opens onto a beautifully maintained rear garden with a terraced seating area—perfect for capturing the evening sun.

Spread over three floors, the home includes three bedrooms, a stylish four-piece shower room, and a spacious top-floor master suite with panoramic views over Uttoxeter.

Viewing by appointment only.





## Hallway

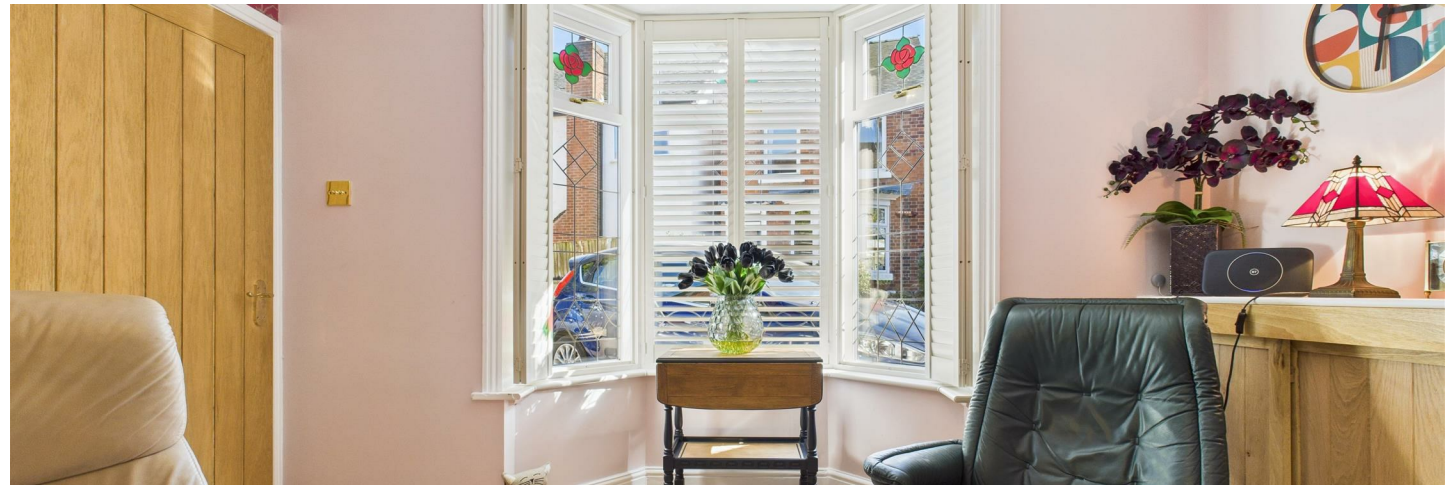
Featuring Minton tiled flooring, a central heating radiator, smoke alarm, and staircase rising to the first-floor landing. An internal door provides access to the lounge.

## Lounge

A bright and welcoming reception room with a UPVC double-glazed window to the front elevation, complete with bespoke shutter blinds. The room boasts oak-panelled flooring throughout, a focal-point electric fireplace with an oak timber mantle, TV and internet points, and a central heating radiator. Elegant glass-panelled oak double doors lead through to the sitting room.

## Sitting Room

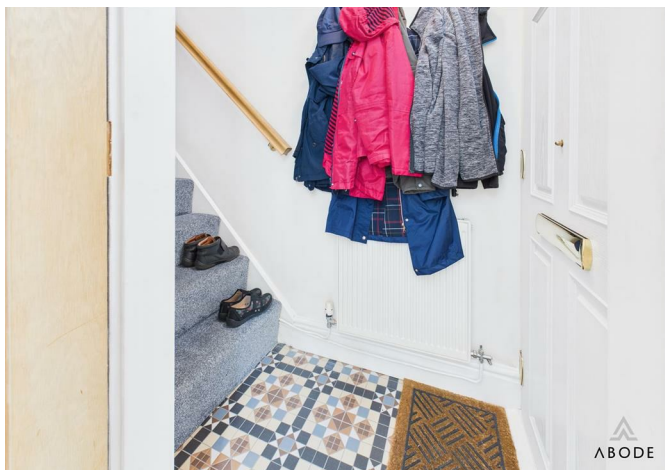
With continuation of the oak-panelled flooring, this cosy and characterful space features a bespoke cast-iron log-burning stove set within an exposed brick fireplace, original recessed shelving, built-in storage cupboards, and a central heating radiator. There is also a useful under-stairs storage cupboard and a glass-panelled oak door leading into the kitchen diner.











### Kitchen/Diner

Well-appointed with a comprehensive range of matching base and eye-level units and drawers, complemented by marble-effect drop-edge preparation work surfaces. Integrated appliances include a ceramic sink and drainer with mixer tap, a four-ring stainless steel gas hob, and space for a freestanding oven and grill. The room also accommodates plumbing for an under-counter washing machine and dishwasher. A wall-mounted gas combination boiler is housed within the kitchen, and there is access to a small loft space via ceiling hatch. A central heating radiator provides warmth, while a set of aluminium-framed double-glazed bi-folding doors, accompanied by an adjoining double-glazed window, opens out to a stylish aluminium canopy that enjoys stunning views of the beautifully maintained and landscaped rear gardens.

### Landing

With smoke alarm and oak doors providing access to all first-floor rooms.

### Shower Room

A stylish and contemporary four-piece suite comprising a low-level WC, wash hand basin, corner shower cubicle with rainfall showerhead, and a panelled bath with chrome tap fittings and handheld shower attachment. Finished with complementary tiled wall coverings and a chrome heated towel radiator. A UPVC double-glazed frosted window to the rear elevation provides natural light and ventilation.

### Bedroom Three

Situated at the rear of the property, this room includes a UPVC double-glazed window overlooking the garden and a central heating radiator.

### Bedroom Two

A generous double bedroom with a UPVC double-glazed window to the front elevation, complete with built-in shutter blinds. Additional features include a central heating radiator, a charming feature fireplace, and an internal opening leading to the second floor.

### Second Floor Landing

Providing access to the master bedroom.

### Bedroom One

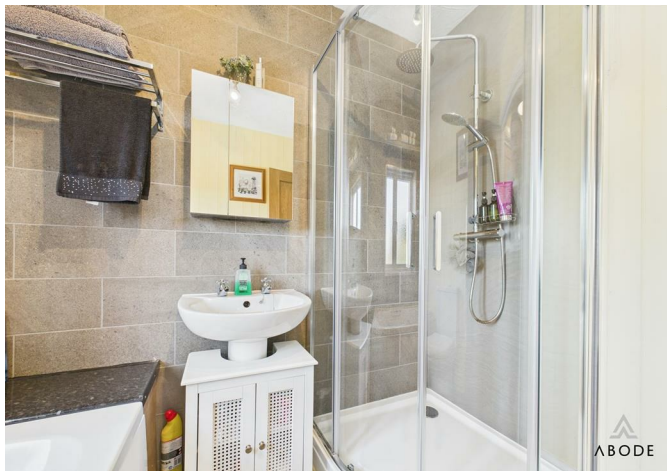
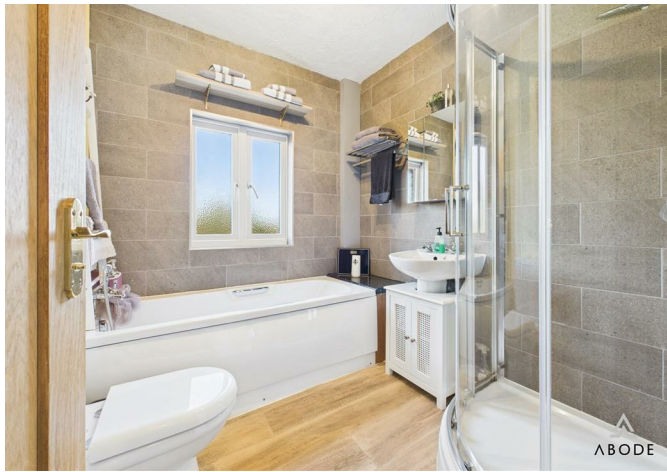
A spacious and characterful principal suite, boasting two timber-framed double-glazed Velux windows to the rear elevation that offer stunning panoramic views across Utttoxeter town centre. The room benefits from built-in eaves storage, cleverly designed integrated cupboards, exposed ceiling beams and recessed spotlighting. An internal door leads to the en-suite WC.

### W.C.

Fitted with a modern low-level WC and a wash hand basin with mixer tap, offering a convenient and private facility within the master suite.



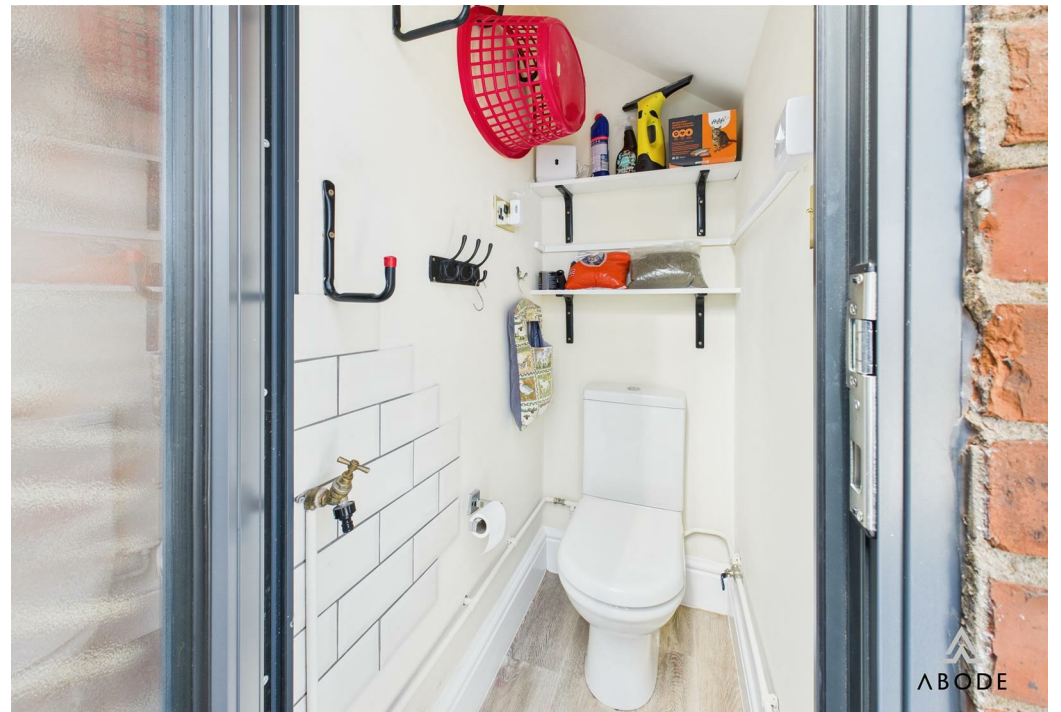















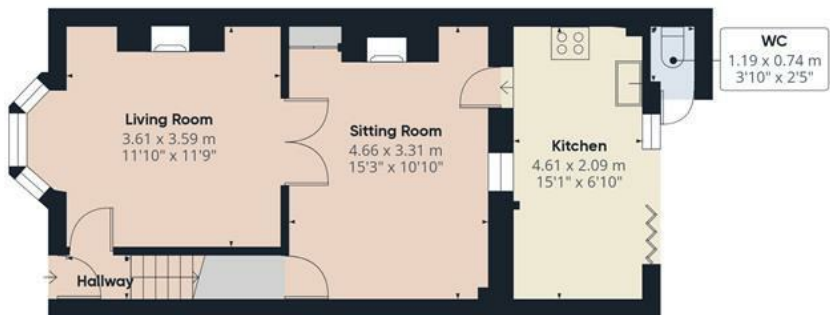






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

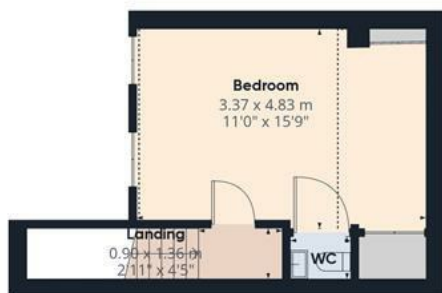




Floor 0



Floor 1



Floor 2



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

86.86 m<sup>2</sup>

934.95 ft<sup>2</sup>

**Reduced headroom**

4.89 m<sup>2</sup>

52.61 ft<sup>2</sup>

(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**



