

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. The property comprises a hallway, lounge, kitchen, bathroom, and three bedrooms on the first floor.

Outside, the driveway provides convenient off-road parking leading up to the garage, while the front and rear gardens feature a mix of lawn and a 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 centre. 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.



## Hallway

With a UPVC front entry door leading into, staircase rising to the first floor landing, meter cupboard housing the consumer unit and electric meter, internal door leads to:

## Kitchen

The kitchen features practical quarry flooring, offering durability and ease of maintenance. It is equipped with a range of matching base and eye-level storage cupboards and drawers, providing ample space for kitchen essentials. The worktops are topped with preparation surfaces suitable for daily use. A stainless steel sink with drainer is included, alongside a gas hob with an oven and grill below. There is space for freestanding and under-counter white goods, such as a fridge or washing machine, to fit your needs. A uPVC double-glazed window to the elevation allows natural light to enter, and an extractor fan.

## Lounge

With a UPVC double glazed window to the front elevation, the focal point of the room being the gas fireplace with an exposed brick backing and timber mantle, smoke alarm, telephone point and internal door leading to:

## Rear Hallway

With UPVC double glazed side and entry door, glazed window to the side elevation, useful under stairs storage cupboard. The cupboard has a UPVC double glazed window to the side elevation, base level storage cupboard and coat hooks. Internal doors from the rear hall lead to:



## Bathroom

With a UPVC double glazed window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, wash hand basin, bath unit with electric shower over.

## Landing

With a UPVC double glazed window to the side elevation, access into loft space via loft hatch, internal doors lead to:











### Bedroom One

With a UPVC double glazed window to the front elevation, featuring a range of built-in fitted wardrobe and drawers and overhead storage space.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and cupboard housing the hot water immersion tank.

### Bedroom Three

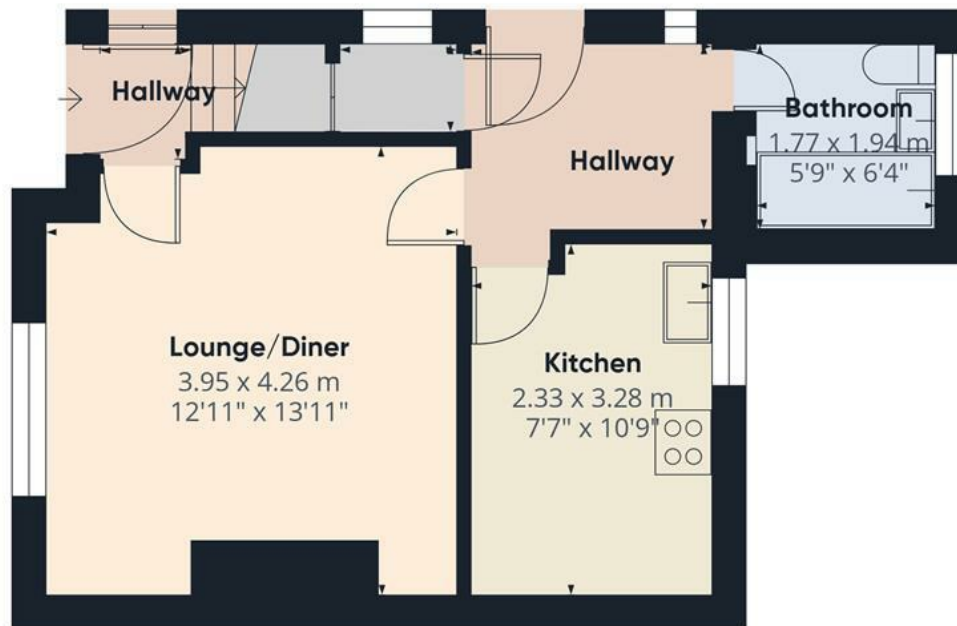
With a UPVC double glazed window to the rear elevation.



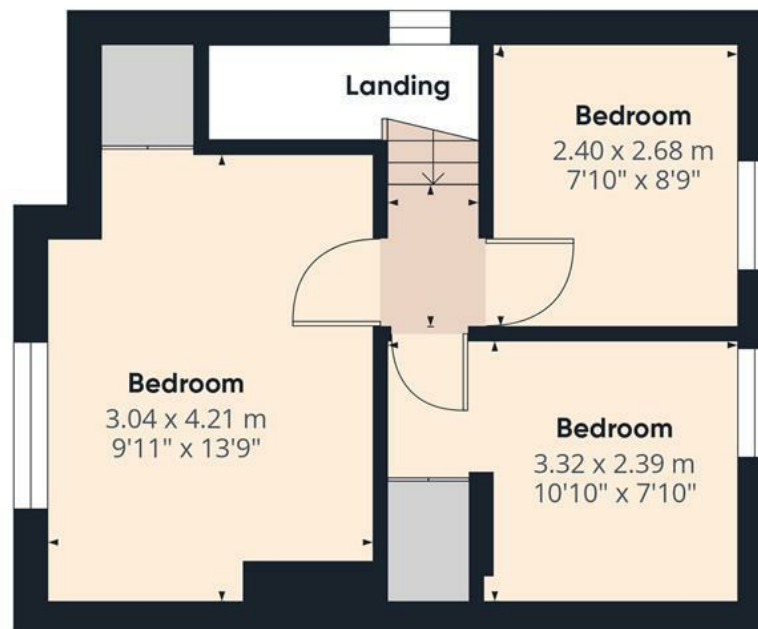








Floor 0



Floor 1



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

62.6 m<sup>2</sup>

675 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

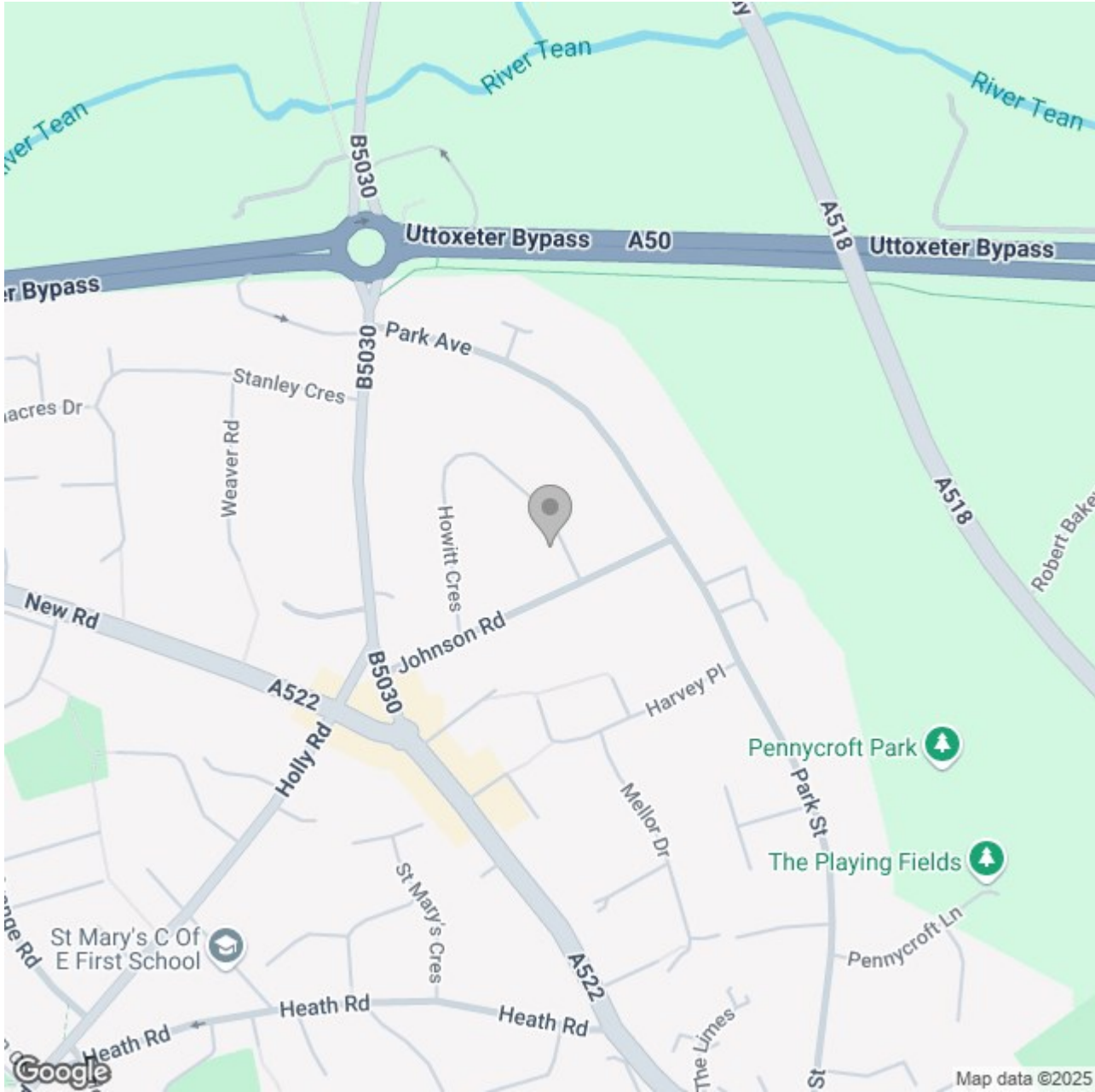
**Reduced headroom**

..... 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 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 