



3 Arkle Close

Uttoxeter, Uttoxeter, ST14 8XH

**** FOUR BEDROOMS **** THREE RECEPTION ROOMS **** BATHROOM & TWO EN SUITES ****

Impressive family home offering a hall, guest cloakroom, lounge, family room and a dining room. Fitted breakfast kitchen, utility room and a games room. Four first floor bedrooms, two en suite shower rooms and a family bathroom with bath and shower. Ample parking to the front, enclosed rear garden and a CABIN /LODGE perfect for a gym, bar or home working. OFFERED FOR SALE WITH NO WARD CHAIN.

£445,000

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HALL

CLOAKROOM

FAMILY ROOM

LOUNGE

DINING ROOM

GAMES ROOM

BREAKFAST KITCHEN

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM 1

EN SUITE

BEDROOM 2

SHOWER ROOM

BEDROOM 3

BEDROOM 4

BATHROOM

OUTSIDE



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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		