







Abode are delighted to offer for sale this beautifully presented two-bedroom character property, which blends character with modern touches. Retaining a selection of original features, this inviting home is ideally located within close proximity to Utttoxeter Town Centre, offering convenient access to a range of shops, schools, and local amenities. Excellent commuter links are also nearby, with the A50 just a short drive away.

The property benefits from an enclosed rear yard, two spacious reception rooms, and a modern fitted kitchen and bathroom—making it a versatile and move-in-ready home.

In brief, the accommodation comprises; an entrance hall leading to the living room, a separate dining room, a contemporary kitchen, and a utility area to the ground floor. Upstairs, there are two well-proportioned bedrooms and a stylish family bathroom.

This charming home is ideal for first-time buyers, buy-to-let investors, or those looking to downsize. An early viewing is highly recommended to fully appreciate everything this lovely home has to offer.



**ABODE**  
SALES & LETTINGS



### Entrance Hall

Composite door leading in from the front, storage cupboard, leading into the:-

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, feature beams.

### Dining Room

UPVC double glazed window to the rear elevation, central heating radiator.

### Kitchen

Modern base and eye level units with complimentary worktops, stainless steel sink with draining board, integral cooker with hob and extractor hood above. Built in dishwasher, cupboard housing the combi boiler, shelving, UPVC double glazed window to the rear elevation and door leading out into the garden, stairs leading to the first floor and access to the:-

### Utility Area

Space for a fridge freezer with worktop.

### Landing

Lending- Spot lighting, access to the bedrooms and bathroom.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, loft access.



### Bathroom

Modern suite comprising:- double shower with waterfall shower head and glass shower screen, WC and wash hand basin with storage cupboard below. UPVC double glazed window to the rear elevation, towel radiator, storage cupboard, tiled flooring and extractor fan.

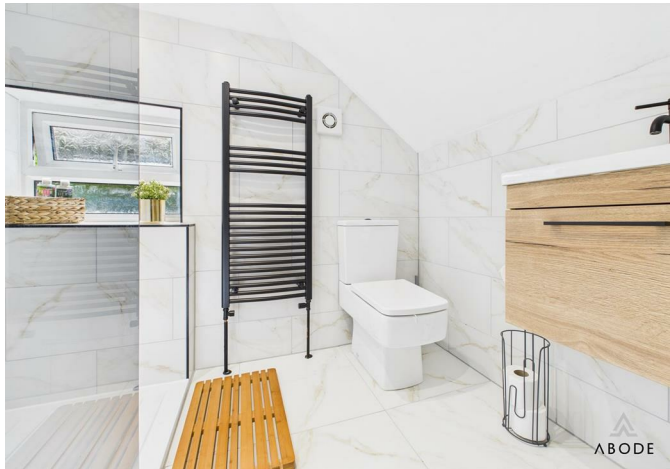
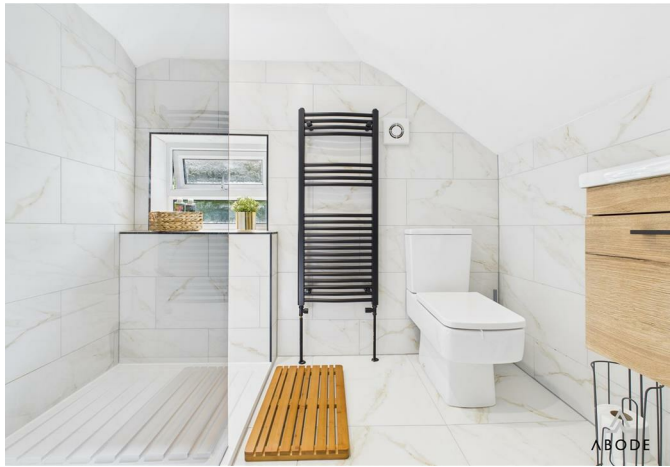
### Outside

Enclosed rear yard perfect for entertaining.



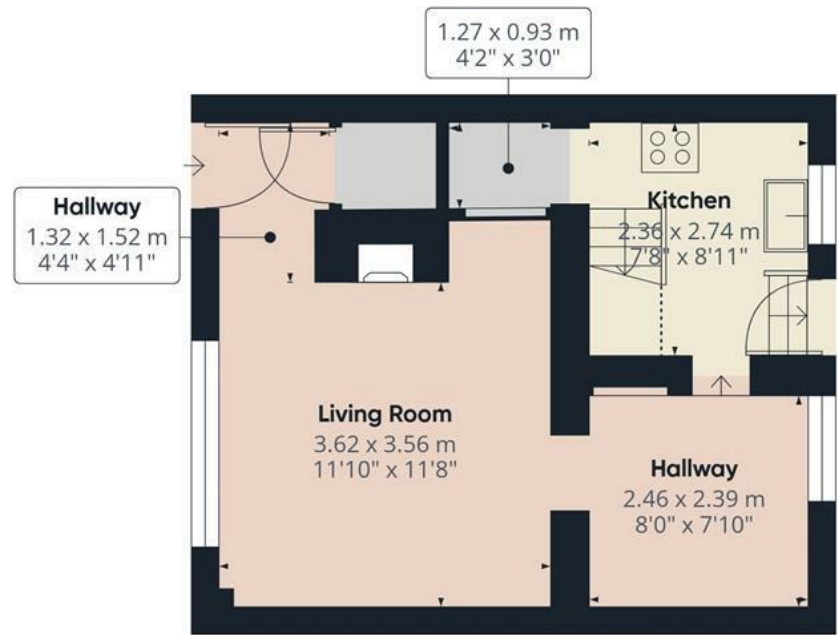




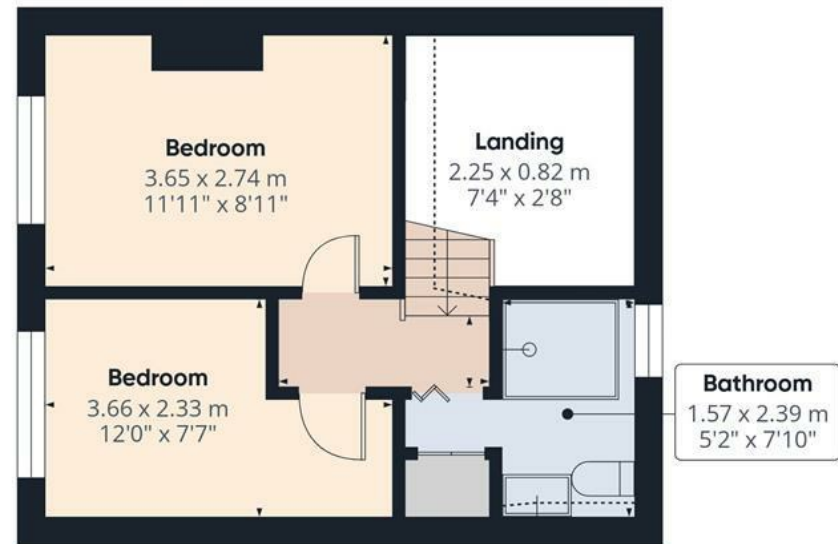








Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

54.2 m<sup>2</sup>

583 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

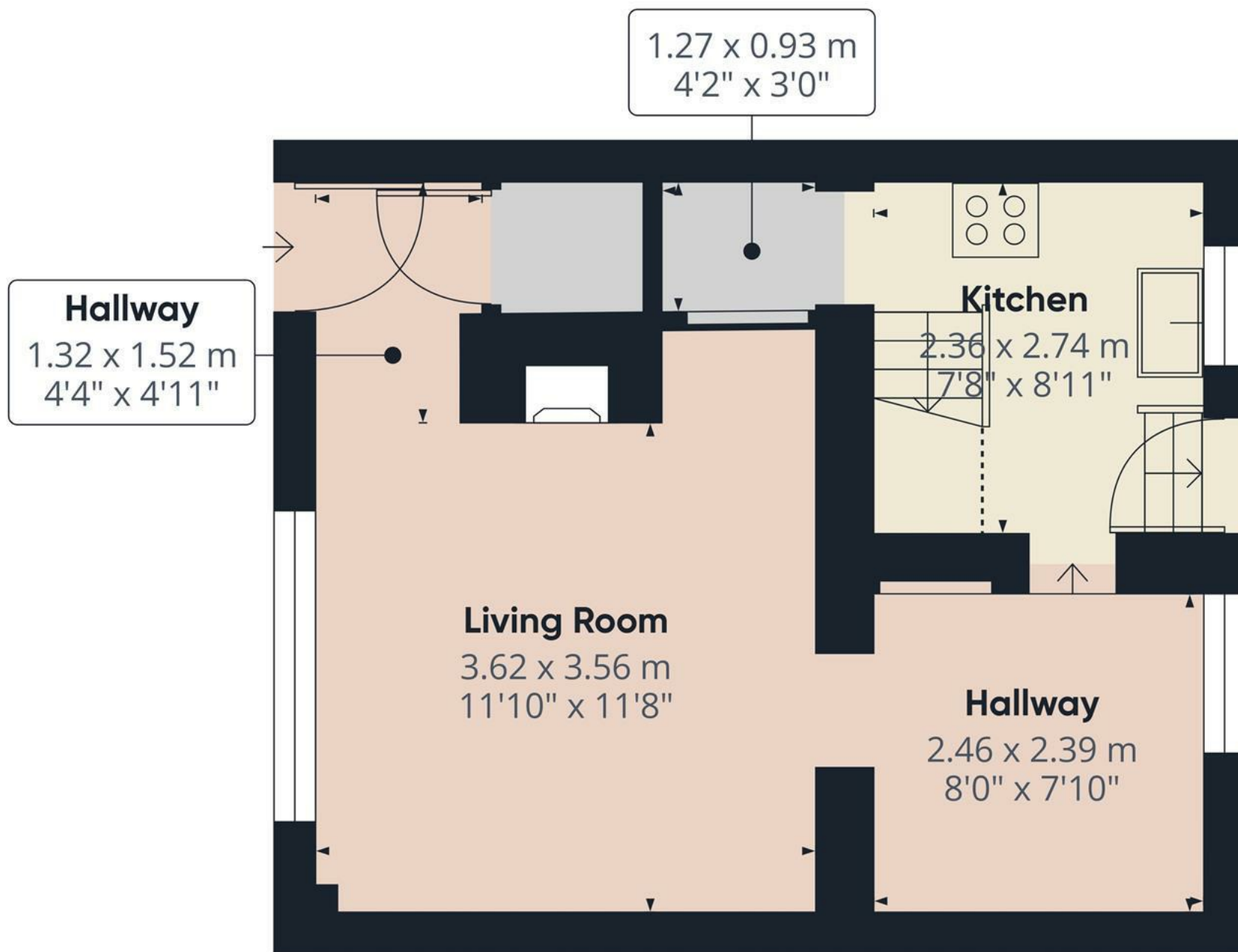
Reduced headroom

..... 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**



Floor 0

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

30.5 m<sup>2</sup>

329 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

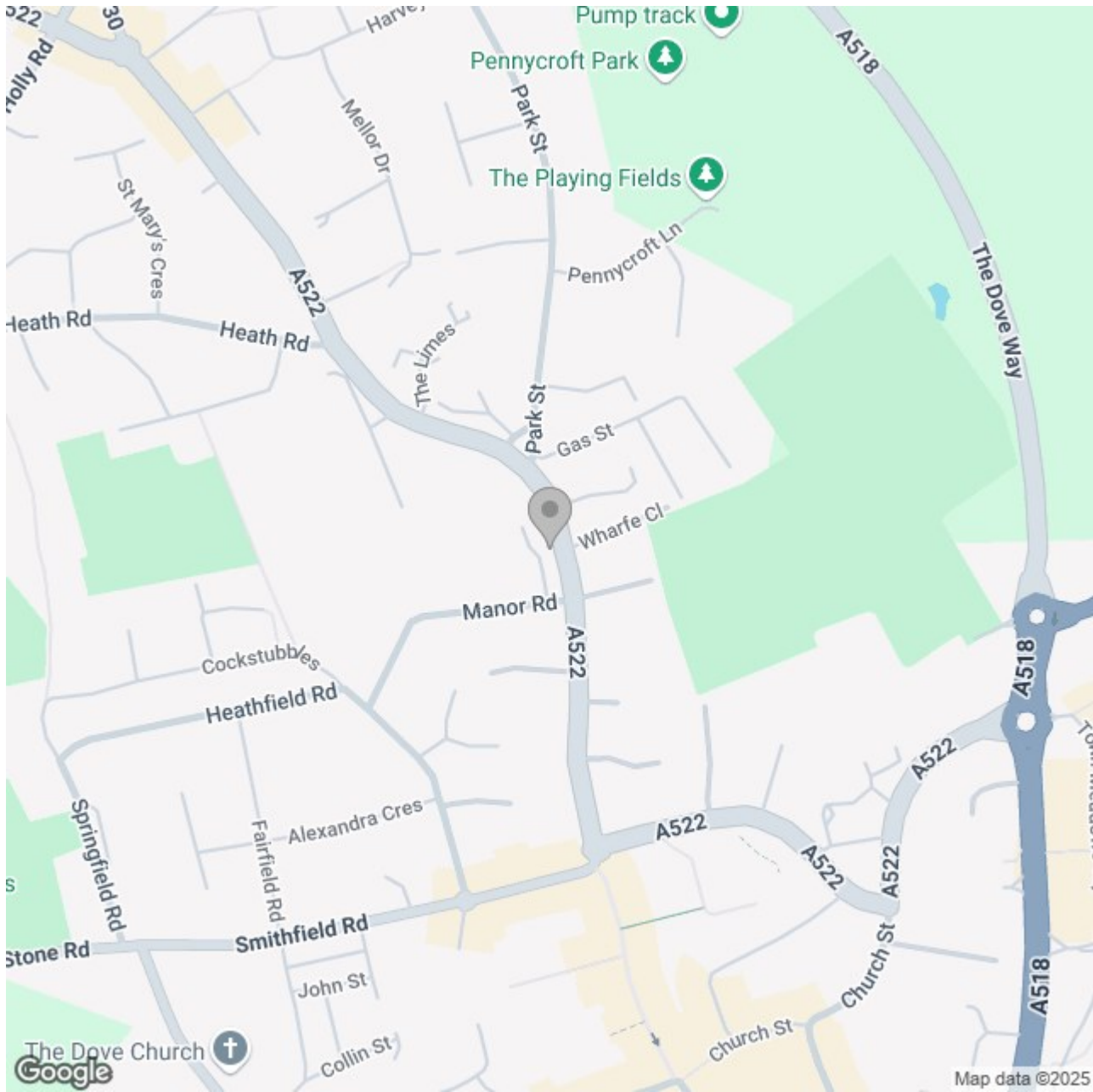
..... Below 1.5 m/5 ft

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





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		

**England & Wales**

EU Directive  
2002/91/EC