







## Stylish Two-Bedroom End Town House in Prime Town Centre Location

Ideal for First-Time Buyers or Investors | Enclosed Garden | Allocated Parking

Situated in the heart of Uttoxeter, this well-presented two-bedroom end town house offers modern, low-maintenance living within easy reach of all local amenities. The property benefits from double glazing, gas central heating, and is ideal for first-time buyers or those seeking a buy-to-let opportunity.

The accommodation briefly comprises: entrance hall, cloakroom/WC, a spacious lounge, and a well-equipped kitchen featuring an integrated oven, hob, and appliances. To the first floor are two bedrooms and a contemporary shower room.

Outside, the property enjoys a private, enclosed rear garden and allocated parking for one vehicle.

Conveniently located within walking distance of shops, supermarkets, schools, and Uttoxeter Leisure Centre, the property also offers excellent transport links via the A50, providing easy access to Derby, Stoke-on-Trent, and the wider motorway network.

Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents. Don't miss this fantastic opportunity—early viewing is highly recommended.



## HALLWAY

Accessed via a frosted glazed front door, the entrance hall features tiled flooring, a central heating radiator, smoke alarm, and consumer unit. Internal doors provide access to the downstairs WC, lounge/diner, and kitchen.

## CLOAKS/WC

Fitted with a low-level WC and a pedestal wash basin with tiled splashback. The room also benefits from tiled flooring, and a central heating radiator.

## LOUNGE

A spacious and versatile reception room with a double glazed window to the front elevation, two central heating radiators, staircase rising to the first floor landing, thermostat, smoke alarm, and telephone point. An internal door leads through to the kitchen.

## KITCHEN

Overlooking the rear garden via a double glazed window and a frosted glazed rear access door, the kitchen is well-appointed with a range of matching base and eye-level units complemented by granite-effect roll-top work surfaces. Integrated appliances include a four-ring stainless steel gas hob with a matching extractor hood, oven/grill, fridge, freezer, dishwasher and a freestanding washing machine (included in the sale). A stainless steel sink and drainer unit with mixer tap is set beneath the window. The kitchen also houses the combination gas central heating boiler and benefits from a central heating radiator positioned beneath a breakfast bar.

## LANDING

With a double glazed window to the side elevation, central heating radiator, smoke alarm, and access to the attic space via a loft hatch. Internal doors lead to both bedrooms and the shower room.



## MASTER BEDROOM

A well-proportioned double bedroom with a double glazed window overlooking the rear elevation and a central heating radiator.

## BEDROOM TWO

A second double bedroom with a double glazed window to the front elevation and a central heating radiator.









## SHOWER ROOM

Stylishly appointed with a modern three-piece suite comprising a low-level WC, floating wash hand basin with mixer tap, and a double walk-in shower cubicle with glass screen. The walls are finished with contemporary PVC panelling, and the shower features a waterfall showerhead. Additional benefits include an extractor fan, towel rail and central heating radiator.

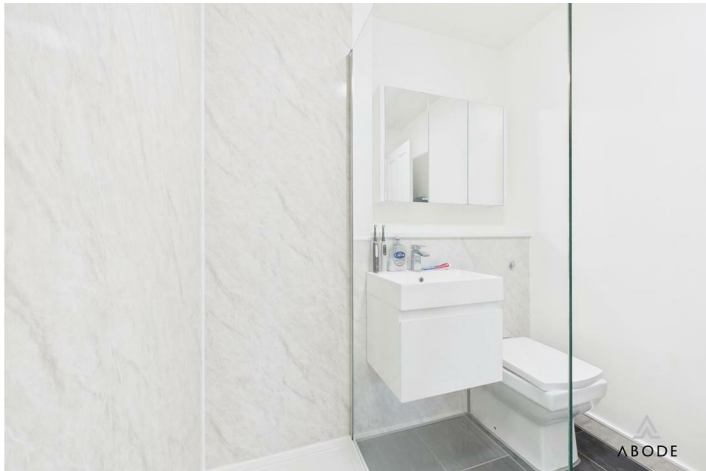
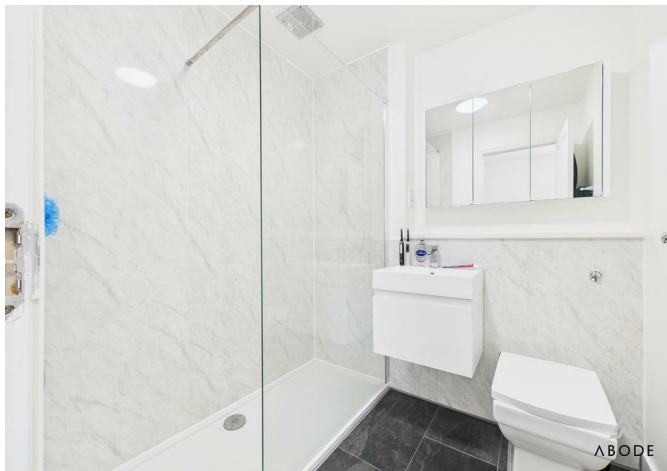
## OUTSIDE

Allocated off-road parking is available to the left side of the property, with additional parking accessible (shared with neighbouring properties) and also in The Maltings Car Park to the rear.

The rear garden has been attractively landscaped and features a flagstone-paved patio area, ideal for outdoor entertaining. A raised gravelled section, retained by timber sleepers, adds character, while a raised soil border at the top of the garden provides space for planting. The garden is fully enclosed by timber fence panelling, offering both privacy and security.











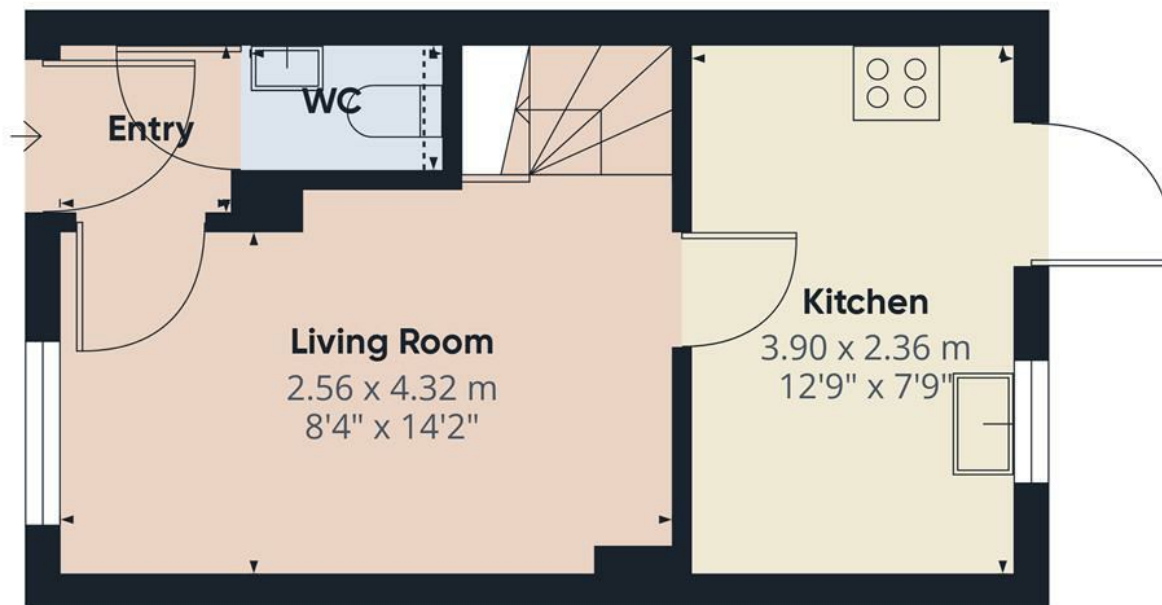




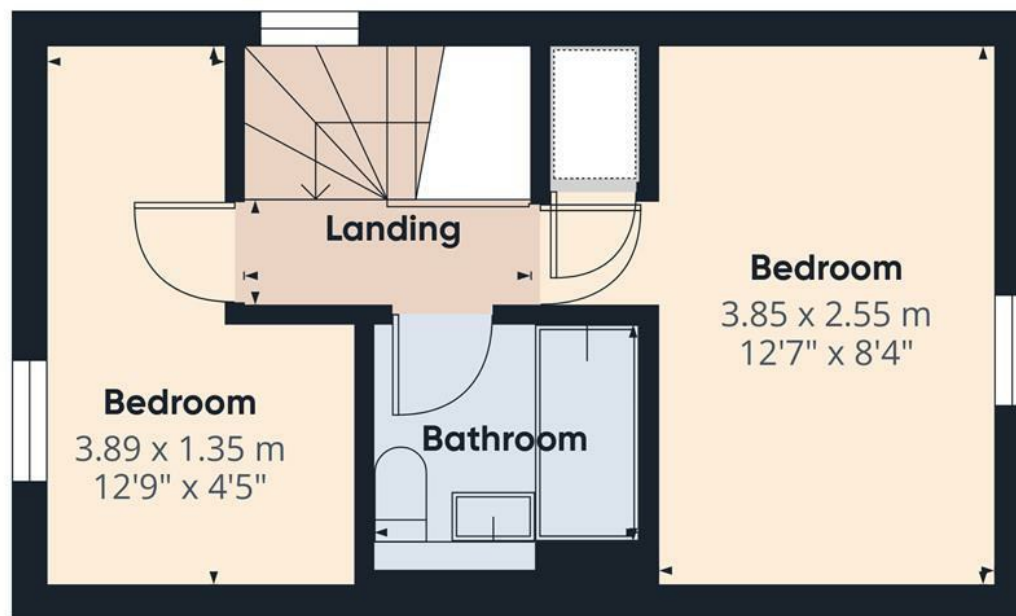








Floor 0



Floor 1



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

48.1 m<sup>2</sup>

516 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

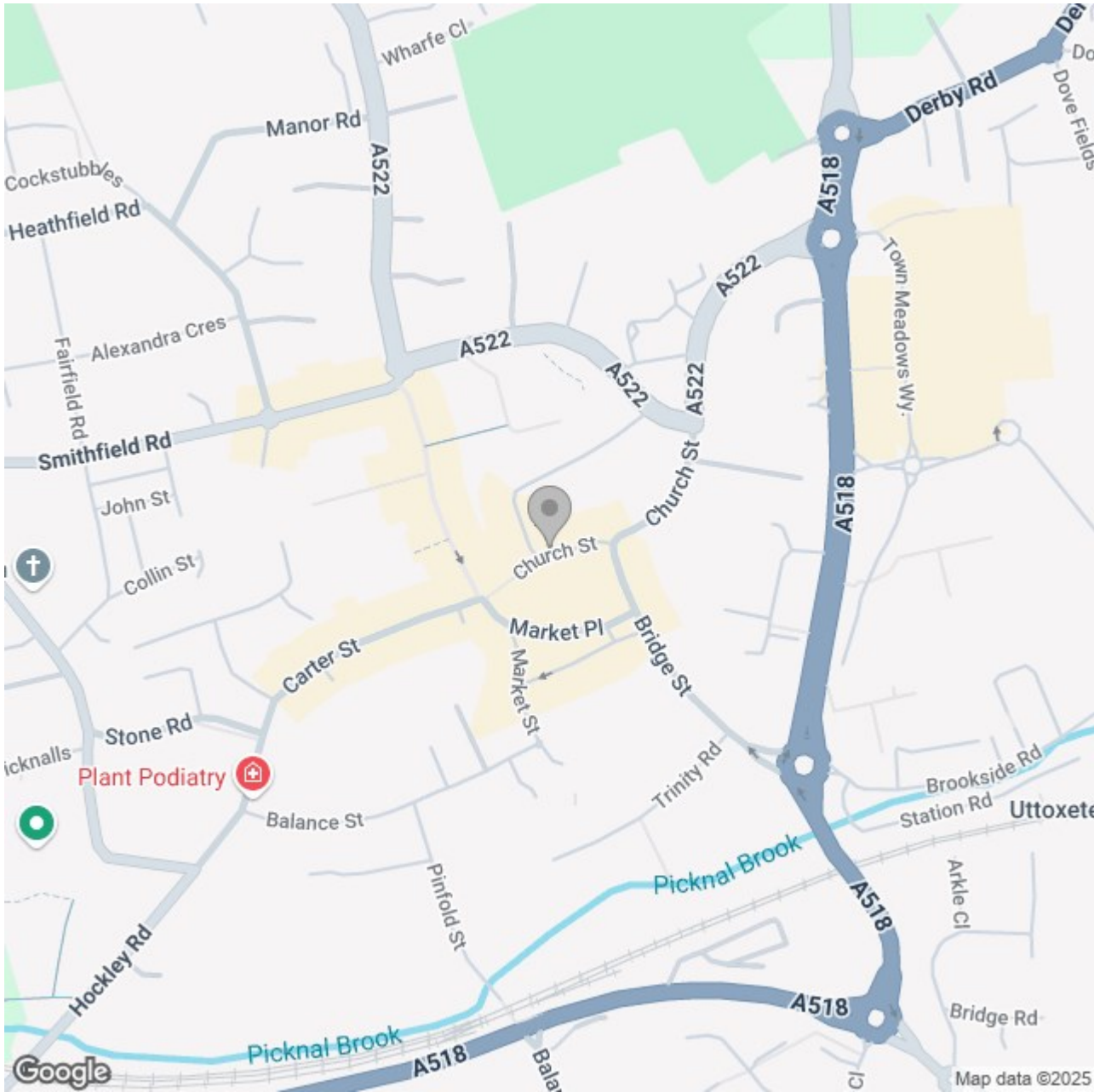
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	76	
(69-80) C		
(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 