







NO CHAIN | THREE BEDROOM SEMI-DETACHED HOME |  
SECLUDED POSITION | LARGE DRIVEWAY

Nestled in a quiet, tucked-away position on Kestrel Close, this three-bedroom semi-detached property offers a fantastic opportunity for buyers seeking a well-located home with generous outdoor space. Set within a popular residential development in the sought-after market town of Uttoxeter. A tandem driveway to the right side (only) of the double width serves as parking.

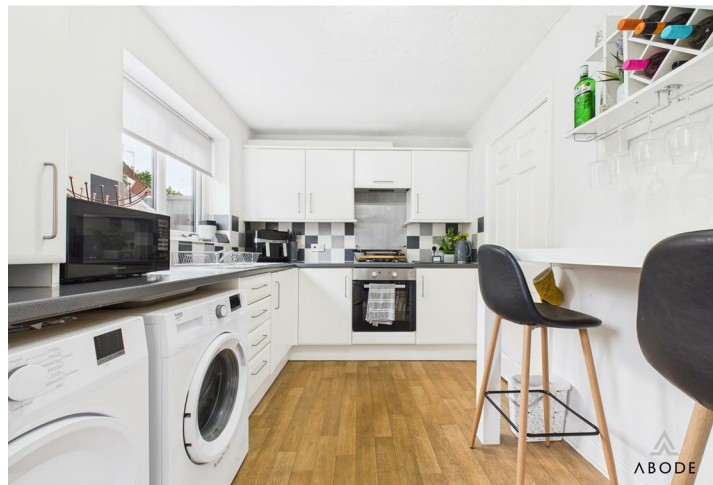
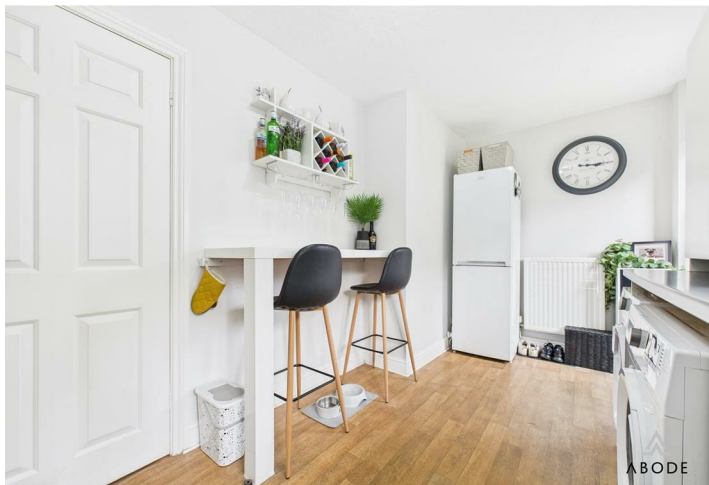
The accommodation briefly comprises: entrance hallway, fitted kitchen, spacious lounge/diner, three well-proportioned bedrooms, and a family bathroom. The home benefits from gas central heating and double glazing throughout.

To the rear, the garden is mainly laid to lawn with a patio area, all enclosed by boundary fencing, offering a private outdoor space ideal for families or entertaining.

Conveniently located on the outskirts of Uttoxeter town centre, the property enjoys easy access to a wide range of amenities including shops, schools, leisure facilities, restaurants, and public houses. Excellent transport links are available via the nearby A50, providing swift connections to major routes and surrounding towns.

Offered with no upward chain.

Viewings are strictly by appointment only – please contact ABODE Estate Agents to arrange your viewing.



  
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## Hallway

Accessed via a double glazed composite side entry door, the hallway features oak-effect panel flooring throughout and offers a useful under-stairs storage area, ideal for coats and shoes. Fitted with coat hooks and an internal door leading through to the lounge.

## Lounge/Diner

Accessed via a double glazed composite side entry door, the hallway features oak-effect panel flooring throughout and offers a useful under-stairs storage area, ideal for coats and shoes. Fitted with coat hooks and an internal door leading through to the lounge.

## Breakfast Kitchen

A well-appointed kitchen with a uPVC double glazed window to the rear elevation and uPVC double glazed patio door providing direct access to the rear garden. Fitted with a comprehensive range of matching base and eye-level units and drawers, complemented by granite-effect roll-top preparation work surfaces and complementary tiled splashbacks. Integrated appliances include a four-ring stainless steel gas hob with built-in extractor, oven, and grill. The kitchen also features a one-and-a-half stainless steel sink and drainer with mixer tap, as well as plumbing and space for under-counter white goods. The combination gas central heating boiler is neatly housed within the kitchen, which also benefits from a central heating radiator and a breakfast bar area, ideal for informal dining.



## Landing

With a uPVC double glazed window to the side elevation, central heating radiator, smoke alarm, and access to the attic space via a loft hatch. The landing also features an airing cupboard with eye-level and base-level shelving. Internal doors provide access to all bedrooms and the family bathroom.











### Bedroom One

A generous double bedroom with a uPVC double glazed window overlooking the rear elevation. Includes a built-in double wardrobe with hanging rail and shelving, and a central heating radiator.

### Bedroom Two

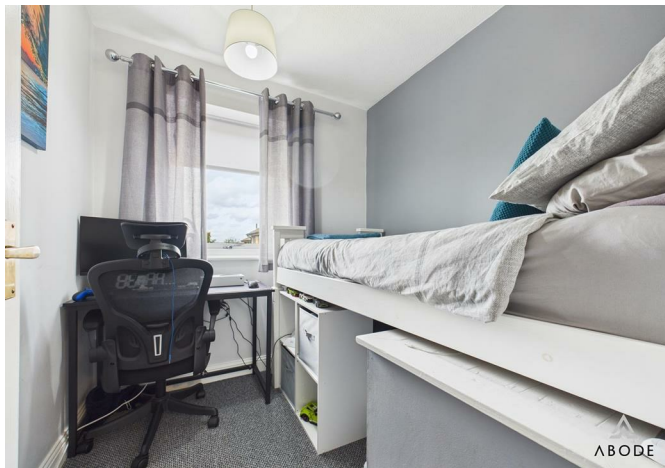
A bright and spacious double bedroom with a uPVC double glazed window to the front elevation and a central heating radiator.

### Bedroom Three

An ideal single bedroom, nursery or home office, with a uPVC double glazed window to the front elevation and a central heating radiator.

### Family Bathroom

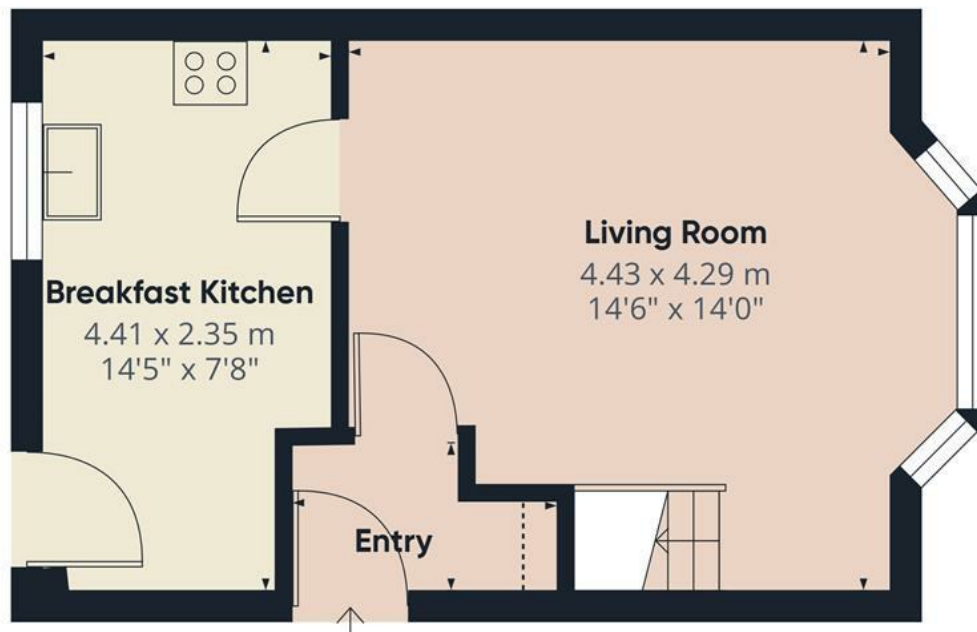
Fitted with a three-piece suite comprising a low-level WC with button flush, pedestal wash basin, and bath with electric shower over. Finished with complementary tiled wall coverings, a central heating radiator, extractor fan, and a frosted uPVC double glazed window to the rear elevation.



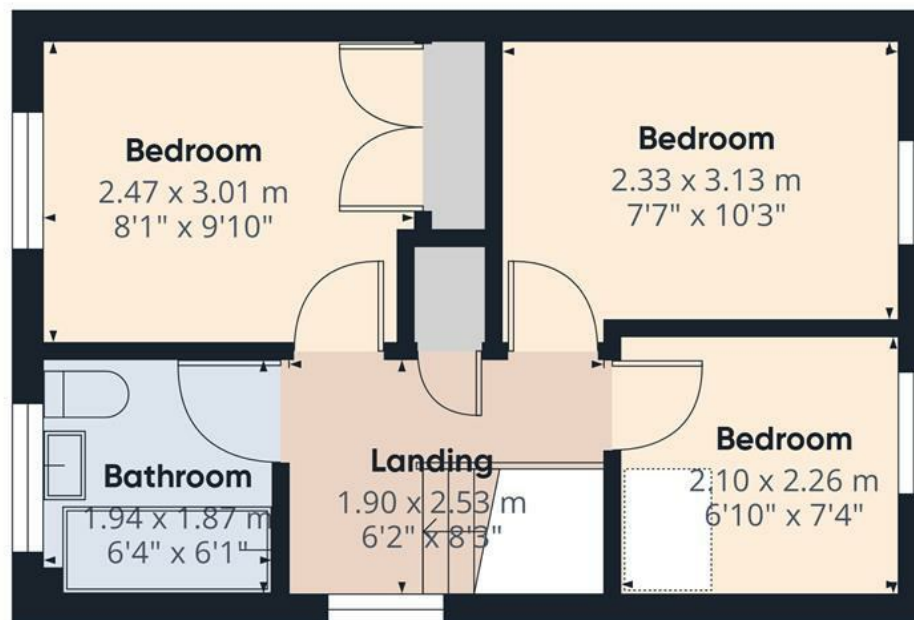








Floor 0



Floor 1

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

57.7 m<sup>2</sup>

623 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

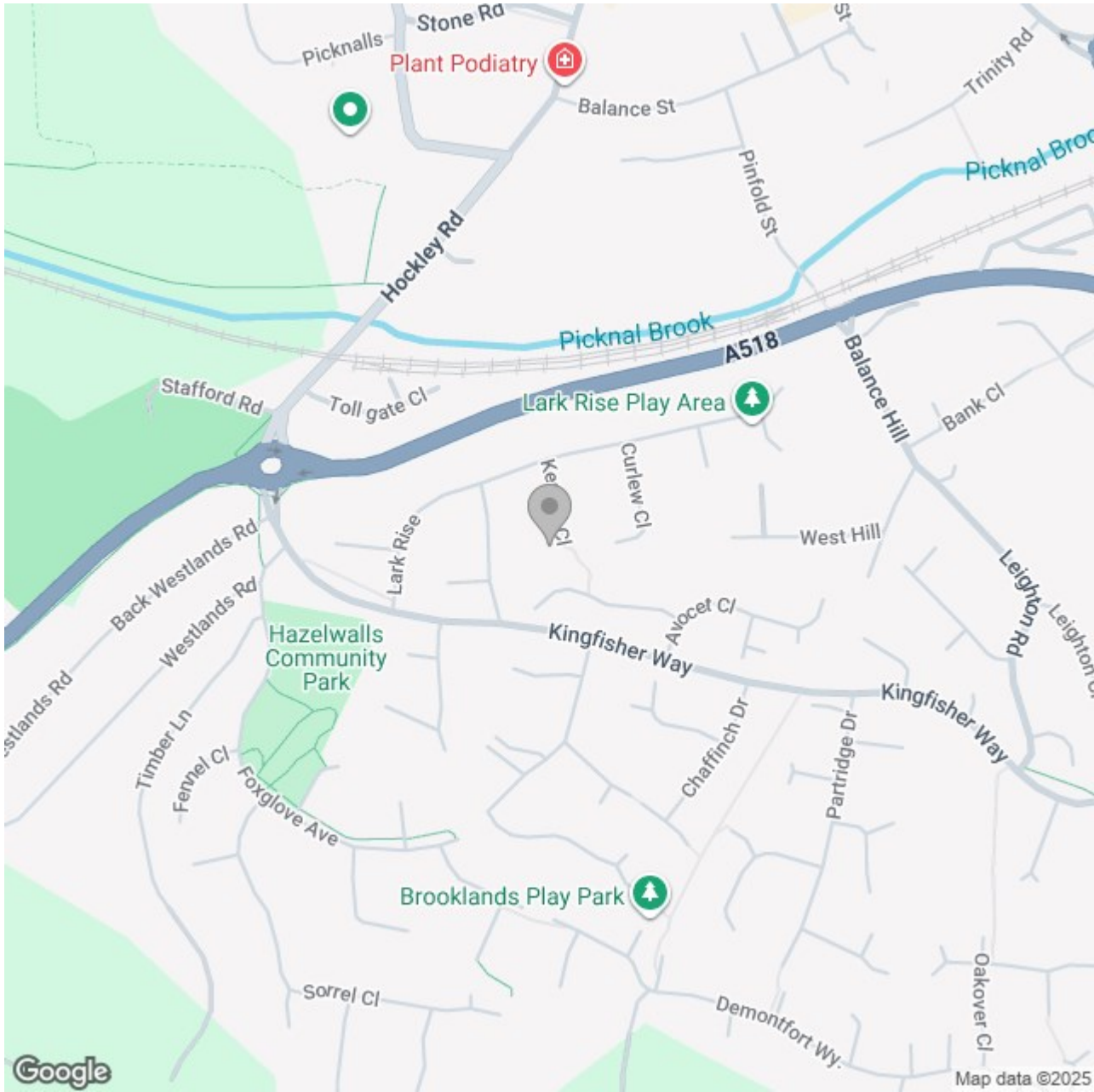
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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