

## 1 Hallam Road Uttoxeter, Uttoxeter, ST14 7NH

Occupying a generous corner plot in a popular residential area of Uttoxeter, this good-sized three-bedroom home benefits from a rear extension that provides an additional family room, offering excellent flexibility and space for modern living. The property also boasts a detached garage, making it ideal for a variety of buyer types including families, first-time buyers, or those looking to personalise and complete a well-located home to their own taste and also available with np upward chain.

Conveniently situated within easy reach of local schools, shops, and the town centre with its wide range of amenities, this home offers both comfort and potential in equal measure. Viewing is strongly recommended to appreciate the thoughtful layout, extended ground floor accommodation, and the attractive setting on a pleasant corner plot.

Viewing by appointment only.

£225,000

# 1 Hallam Road

Uttoxeter, Uttoxeter, ST14 7NH



Hallway

Kitchen

Rear Extension/Family Room

Lounge

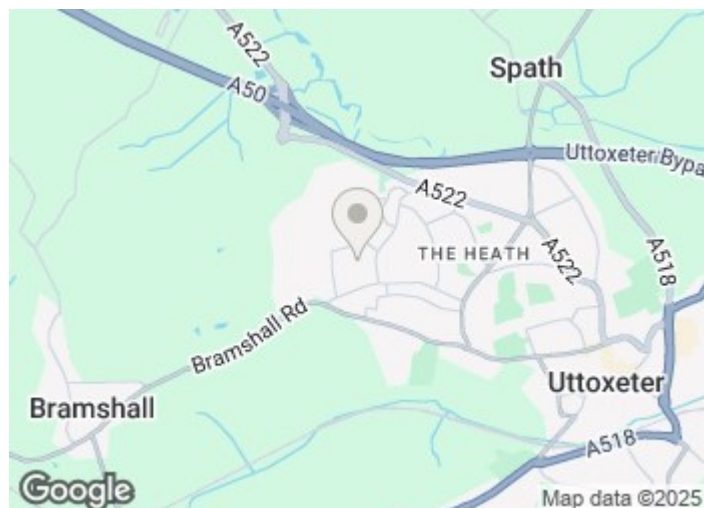
Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

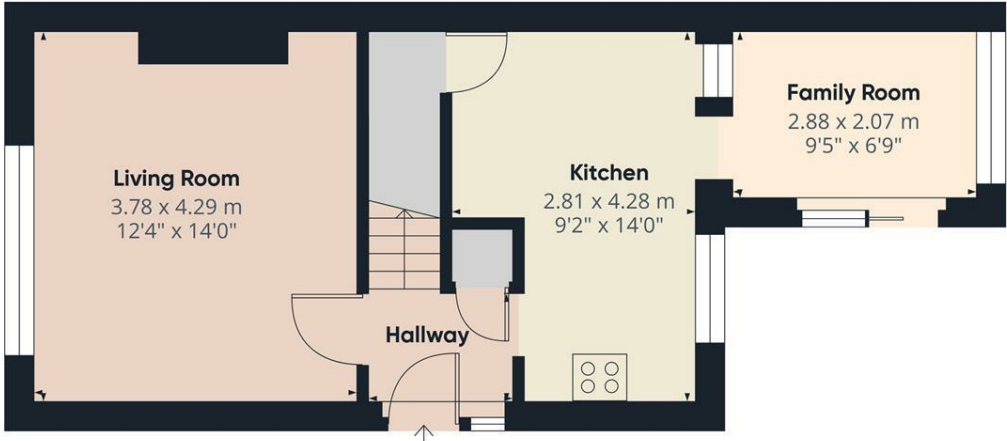


Directions

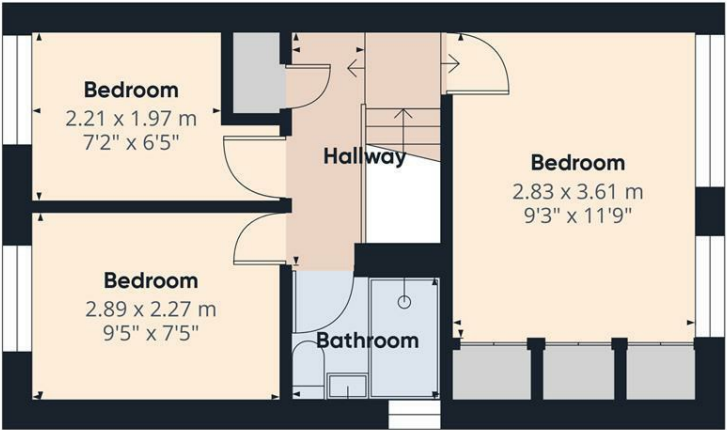




# Floor Plan



Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
67.2 m<sup>2</sup>  
722 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN  
Tel: 01889 567777 Email: [uttoxeter@abodemidlands.co.uk](mailto:uttoxeter@abodemidlands.co.uk) <https://www.abodemidlands.co.uk>

