





This highly desirable modern family home offers the perfect balance of open-plan living and essential separate spaces, ideal for busy family life. At the heart of the home is a stunning open-plan kitchen, dining, and living area with plenty of room for both a large dining table and a comfortable sofa set — perfect for bringing the family together. For moments of quiet or focused work, the separate lounge and versatile home study provide valuable additional space.

Set in a tucked-away position on the popular St. Modwens development, the property enjoys a peaceful feel while being just a short distance from the attractive market town of Utttoxeter. Residents can enjoy the best of both worlds, with countryside walks on the doorstep and local cafés, independent shops.

Inside, the property is beautifully presented throughout. The welcoming entrance hall which leads to the home study, a useful WC, and the spacious open-plan living area. The modern kitchen is well-equipped with integrated appliances and wood block-effect work surfaces, with views over the rear garden.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom with a walk-in wardrobe, and a contemporary en suite. The second bedroom is a generous double with built-in storage, and the stylish family bathroom features a four-piece suite with a separate shower and bath.

Viewing by appointment only.



Hallway

A welcoming entrance hallway finished with stylish Karndean flooring throughout. A staircase rises to the first-floor landing, and there is a useful under-stairs storage cupboard providing practical space. Additional features include a central heating radiator, electrical consumer unit, smoke alarm, doorbell chime, thermostat, and internal doors leading to the various ground floor rooms.

Study

This versatile room is ideal for a range of uses. Currently utilised as a home office, it could equally serve as a study, playroom, or additional sitting area. The space benefits from a UPVC double-glazed window to the front elevation and a central heating radiator.

W.C.

A well-appointed ground floor cloakroom, fitted with Karndean flooring, a pedestal wash hand basin with mixer tap and tiled splashback, and a low-level WC with continental flush. Additional features include an extractor fan and central heating radiator.







Open Plan Living/Dining Kitchen

A superb open-plan living space, perfect for modern family life and entertaining, with Karndean flooring throughout. The kitchen area is fitted with a stylish range of matching base and eye-level units, complemented by wood block-effect work surfaces and LED downlighting. Integrated appliances include a five-ring stainless steel gas hob with matching extractor hood, fridge freezer, oven, and grill. A one-and-a-half stainless steel sink and drainer with mixer tap is positioned beneath a UPVC double-glazed window overlooking the rear garden. The central heating gas boiler is discreetly housed within a matching unit. The dining area enjoys additional matching storage units and a UPVC double-glazed window to the rear, providing a bright and airy setting for family meals. The lounge area is positioned at the front of the property, with a UPVC double-glazed window, central heating radiator, and TV aerial point, creating a comfortable and inviting space to relax.



Landing

The first-floor landing provides access to the loft via a hatch, along with an airing cupboard for additional storage. There is a smoke alarm and internal doors leading to all bedrooms and the family bathroom.

Bedroom One

A spacious principal bedroom featuring a UPVC double-glazed window to the front elevation and an additional side window, allowing plenty of natural light. The room is complete with a central heating radiator, TV aerial point, telephone point, and an internal door leading to a walk-in wardrobe fitted with hanging rails and shelving.



En-suite

The en suite is fitted with a modern three-piece suite comprising a low-level WC with continental flush, a pedestal wash hand basin with mixer tap and tiled splashback, and a double shower cubicle with sliding screen. The room is finished with complementary tiled walls and flooring, LED spotlighting, extractor fan, shaving point, heated towel radiator, and a UPVC double-glazed frosted window to the side elevation.

Bedroom Two

A generous double bedroom enjoying two UPVC double-glazed windows to the front elevation, providing a bright and airy feel. The room benefits from a central heating radiator, TV aerial point, and a built-in double wardrobe with hanging rails and shelving.

Bedroom Three

A comfortable bedroom with a UPVC double-glazed window to the rear elevation and a central heating radiator.

Bedroom Four

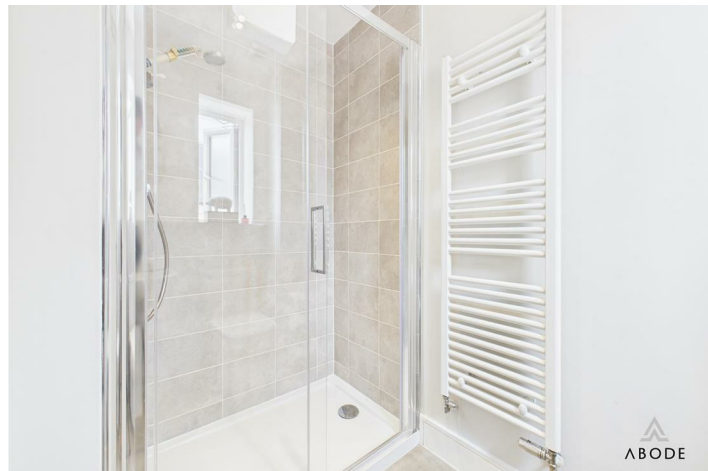
Also located to the rear of the property, this bedroom features a UPVC double-glazed window and central heating radiator.

Bathroom

A beautifully presented family bathroom fitted with a stylish four-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and showerhead attachment, and a separate shower cubicle. The room is finished with attractive tiled walls and flooring, LED spotlighting, a heated towel radiator, extractor fan, shaving point, and a UPVC double-glazed frosted window to the rear elevation.

Garage

With an up and over door to front elevation





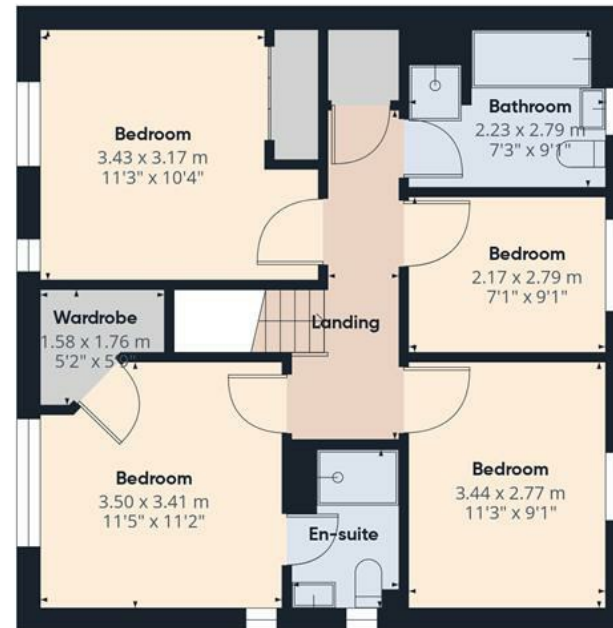








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

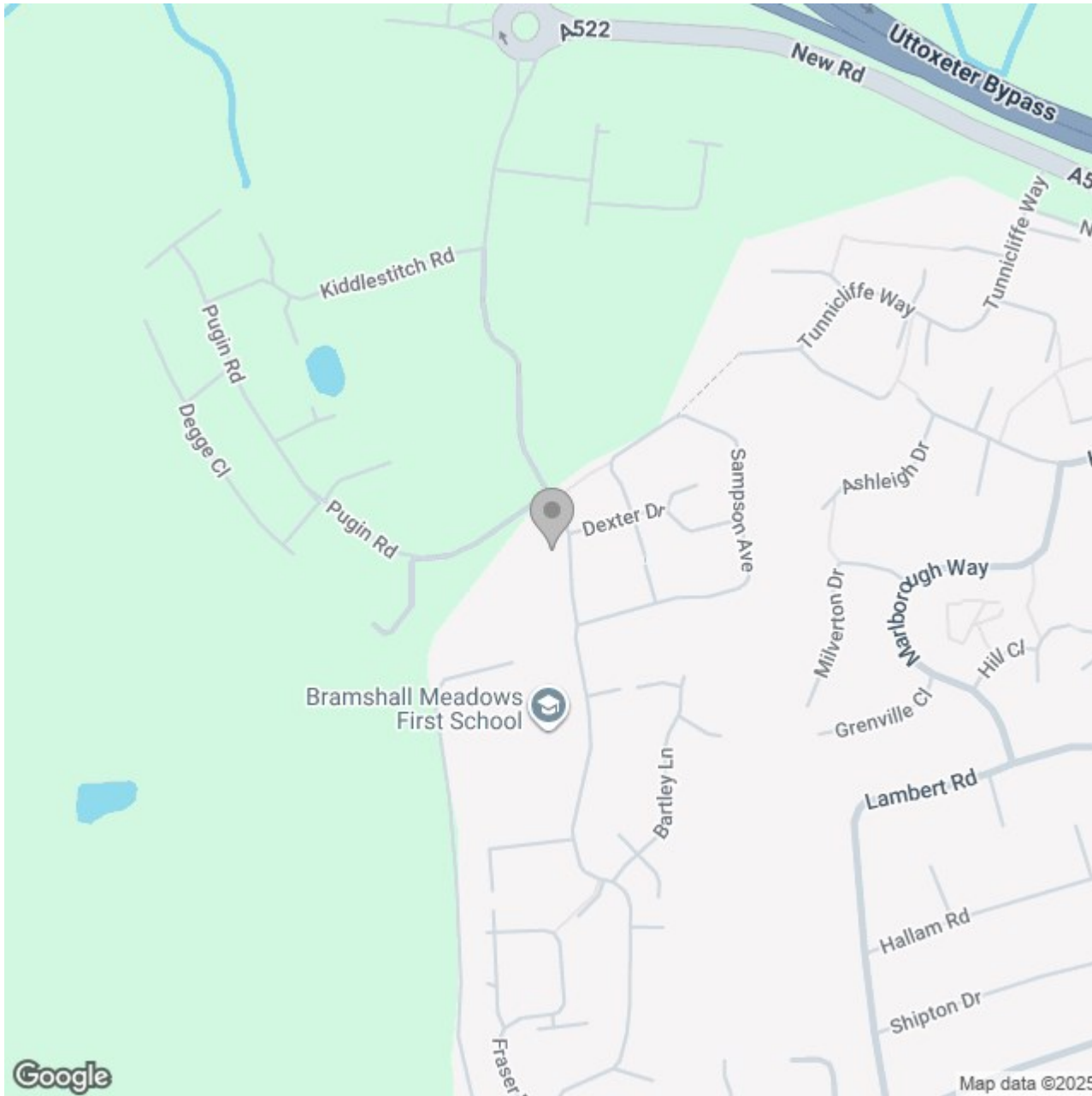
139.1 m²

1498 ft²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 