

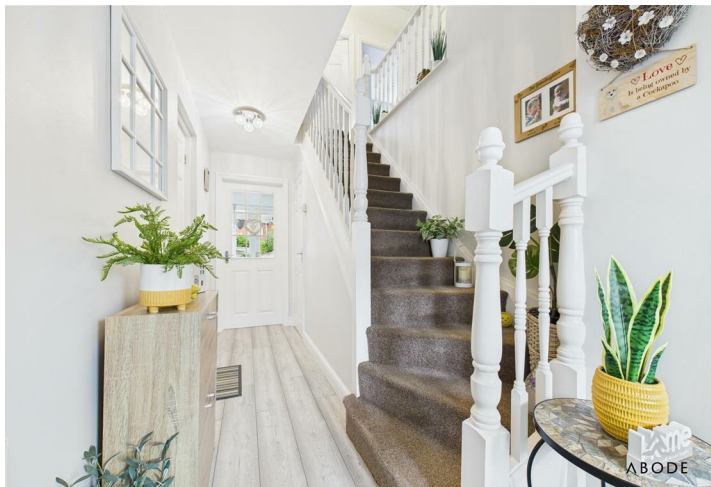




**** BEAUTIFUL SPACIOUS GARDENS AMPLE
DOUBLE-WIDTH DRIVEWAY** SECLUDED
LOCATION TOWARDS END OF CUL-DE-SAC****

Located on the outskirts of Uttoxeter, this impressive four-bedroom detached family home is positioned within a desirable and well-established estate. The property benefits from uPVC double glazing throughout and gas central heating. The spacious interior includes a welcoming hallway, a convenient cloakroom/WC, a separate dining room, a modern kitchen/diner, four well-proportioned bedrooms with the master offering en-suite facilities, and a family bathroom. The property also enjoys the added benefit of integral access to the garage.

Outside, the home features an attractive frontage with a generous double-width driveway providing ample off-road parking. This leads to the beautifully maintained rear garden, which is particularly spacious, mainly laid to lawn with surrounding patio areas, offering excellent outdoor space. Viewings are strictly by appointment through ABODE Estate Agents.




ABODE
SALES & LETTINGS

Hallway

Entry is through a composite double glazed front door leading into the hallway, with stairs rising to the first floor landing. The hallway includes a central heating radiator, telephone point, smoke alarm, thermostat, and internal doors to the ground floor rooms.

Cloaks/W.C.

Fitted with a low-level WC, wash hand basin with mixer tap, central heating radiator, and extractor fan.

Kitchen/Diner

With two uPVC double glazed windows to the rear and a double glazed door opening to the garden. The kitchen is fitted with a range of matching base and wall units with wood-effect work surfaces, complementary tiled splashbacks, and LED downlights. Integrated appliances include a composite sink and drainer with mixer tap, stainless steel gas hob with extractor hood, oven/grill, and space for additional freestanding and under-counter appliances. The room also features both a wall-mounted and floor-mounted central heating radiator.

Lounge

A bright and spacious living area with a uPVC double glazed window to the front, gas fireplace with timber-style surround, two central heating radiators, and TV aerial point.



Landing

With loft access via hatch, airing cupboard housing the hot water immersion tank with shelving, smoke alarm, and internal doors leading to all bedrooms and bathroom.

Bedroom One

Featuring a uPVC double glazed window to the front, central heating radiator, TV aerial point, and fitted wardrobes with mirrored fronts offering hanging space. Door leading to:







En-suite

With a uPVC double glazed frosted window to the rear, fitted with a low-level WC, pedestal wash hand basin with mixer tap, double shower cubicle with tiled walls, central heating radiator, extractor fan, and shaving point.

Bedroom Two

With a uPVC double glazed window to the front, central heating radiator, TV aerial point, and built-in wardrobes with folding doors providing hanging and storage space.

Bedroom Three

With a uPVC double glazed window to the rear, central heating radiator, and built-in wardrobe with hanging rail and shelving.

Bedroom Four

With a uPVC double glazed window to the rear, central heating radiator, and built-in wardrobe with hanging rail and shelving.



Family Bathroom

Featuring a uPVC double glazed frosted window to the side, the bathroom includes a low-level WC, pedestal wash hand basin, bath with showerhead attachment, electric shower over, tiled walls, central heating radiator, and extractor fan.

Garage

With an electric roller door to the front, housing the BAXI gas central heating boiler, power, lighting, fitted shelving, and a carbon monoxide detector.











Floor 0

Approximate total area⁽¹⁾

103.1 m²

1111 ft²

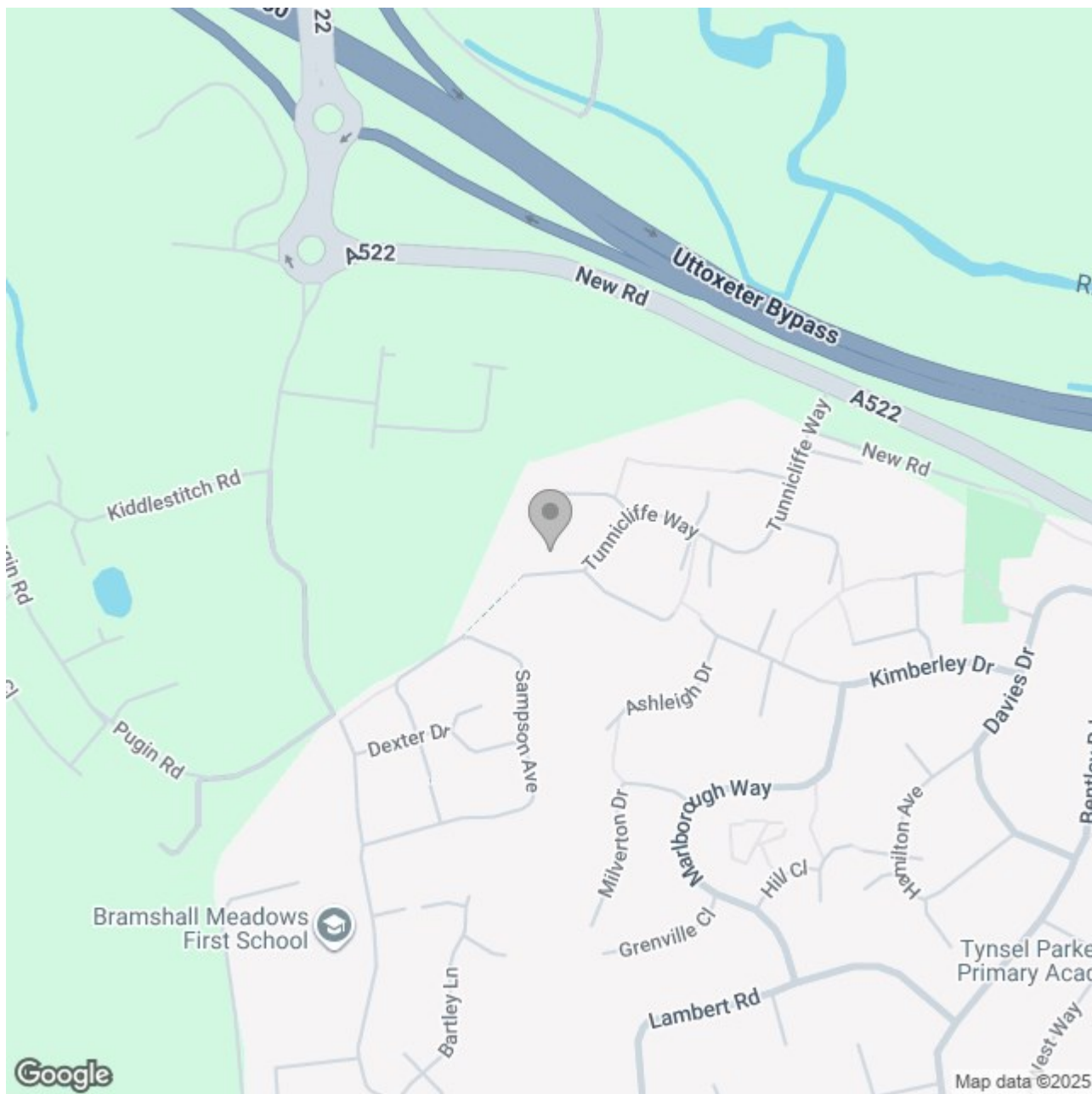


Floor 1

(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		
(81-91) B		
(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 	