







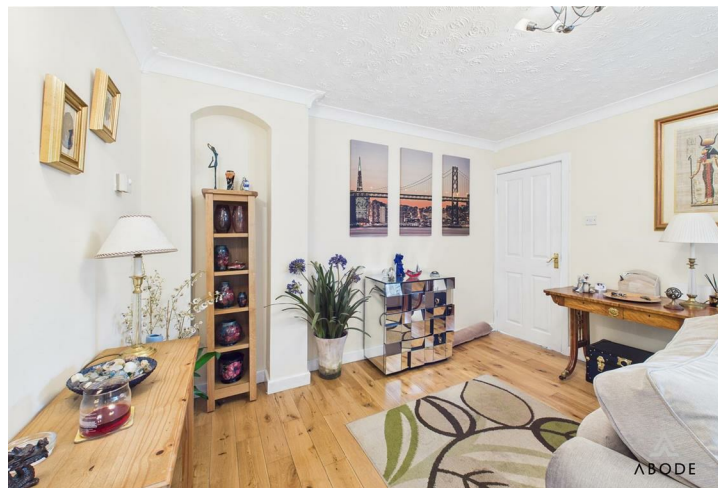
Abode are delighted to present for sale this impressive, extended family home, offering spacious and versatile living accommodation throughout. Boasting four well proportioned bedrooms, multiple reception rooms, and occupying a generous plot, this property is ideal for growing families seeking both comfort and flexibility.

Situated in the highly sought after village of Stramshall, the home enjoys a prime location just a short distance from the Market Town of Uttoxeter, with its wide range of shops, well regarded schools, and local amenities. Excellent transport links are easily accessible, with the A50 nearby providing convenient routes to Derby, Stoke-on-Trent, and beyond.

The interior is well presented and thoughtfully laid out. In brief, the ground floor comprises: an entrance hallway, spacious living room, formal dining room, modern kitchen diner, an additional reception room perfect for a family room/ playroom, a utility room, and a convenient downstairs WC.

Upstairs, the accommodation continues to impress with a generously sized master bedroom complete with ensuite, three further good sized bedrooms, and a contemporary family bathroom.

Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.





### Entrance Hall

Door leading in from the front and UPVC double glazed window.

### Living Room

UPVC double glazed window to the front elevation, two central heating radiators, electric feature fireplace.

### Dining Room

Central heating radiator, sliding patio doors leading out into the garden, stairs leading to the first floor and under stairs storage cupboard.

### Kitchen Diner

Base and eye level units with complimentary granite worktops, ceramic Belfast sink, space for a cooker with extractor hood above and tiled splashback. Space and plumbing for a fridge freezer, UPVC double glazed window to the rear elevation, wine rack, space for a dining table and chairs, central heating radiator, tiled flooring, integral dishwasher.

### Family Room/ Second Reception Room

UPVC double glazed window to the front elevation, spot lighting, central heating radiator.

### Utility Room

Base and eye level units with complimentary worktops, space and plumbing for a washing machine and tumble dryer, central heating radiator, UPVC double glazed window to the rear elevation and door leading out onto the garden.

### WC

WC and wash hand basin, eye level storage cabinet, UPVC double glazed window to the side elevation, central heating radiator.



### Landing

Loft access, central heating radiator.

### Master Bedroom

UPVC double glazed windows to the front and rear elevations, two central heating radiators, spot lighting.











### Ensuite

White suite comprising;- corner shower cubicle, WC and wash hand basin with storage cupboard below. Central heating radiator, UPVC double glazed window to the rear elevation, partially tiled walls, towel rail and eye level storage cabinet.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, over stairs storage cupboard.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.



### Bathroom

White suite comprising;- WC, wash hand basin with storage cupboard below, P shaped bath with shower over and glass shower screen. Central heating radiator, UPVC double glazed window to the rear elevation, eye level storage cabinet and towel rail.

### Outside

To the front the tarmacadam provides off road parking for numerous vehicles, with front garden laid to lawn and a variety of shrubs and trees. The garden can be accessed from the front via a gate, with the rear garden being a generous size and mainly laid to lawn, with mature trees. The patio area provides the ideal entertaining space, with an outside water tap and mature borders.















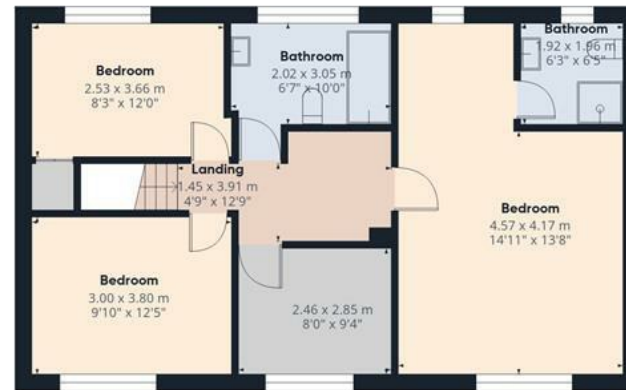








Floor 0



Floor 1

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

166.5 m<sup>2</sup>

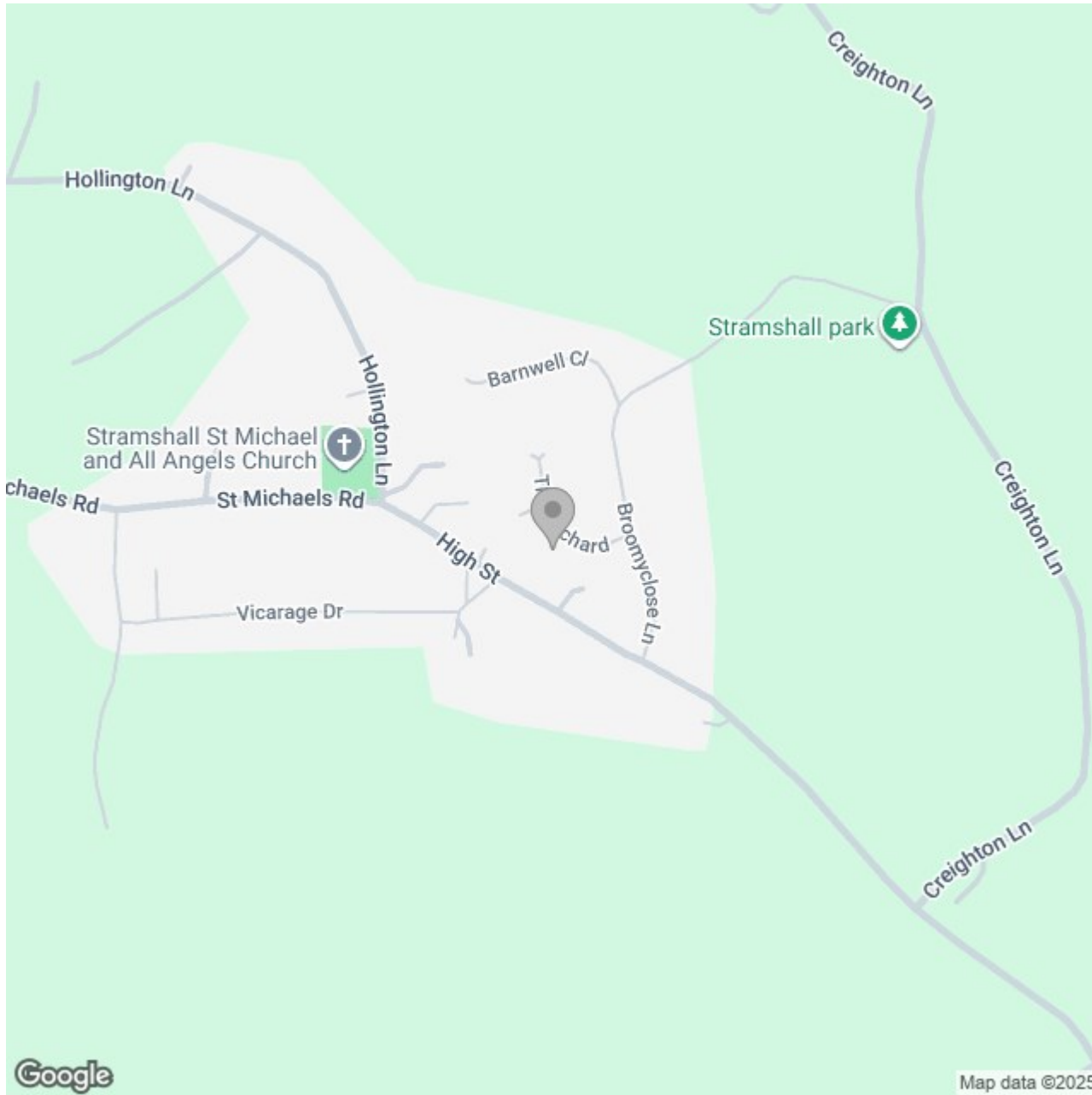
1794 ft<sup>2</sup>

(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.

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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>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	