





Spacious Two-Bedroom Duplex Maisonette in Popular Uttoxeter Location

This well-presented and generously proportioned two-storey apartment offers an ideal opportunity for investors or those seeking a comfortable home in a convenient location. Situated on the outskirts of Uttoxeter town centre, the property is within easy reach of the town's full range of amenities, JCB headquarters, and excellent transport links via the A50.

The accommodation benefits from uPVC double glazing and electric heating, and is set within communal gardens offering drying facilities and residents-only parking.

The property floor begins on the first floor with rear entry leading to the porch, leading into a welcoming hallway with access to the main living areas. The well-proportioned lounge features a bespoke electric fireplace and large front-facing window for plenty of natural light. To the rear, the kitchen/diner is fitted with a range of storage cupboards and granite-effect work surfaces, with space for appliances, a breakfast bar, and a pleasant outlook over the communal garden.

Upstairs, the landing provides loft access and houses the immersion tank within an airing cupboard. There are two double bedrooms—both with built-in wardrobes—one overlooking the front and the other enjoying views of the rear garden. The bathroom includes a three-piece suite with shower over the bath, finished with tiled walls and a frosted rear window.

With its spacious layout, double bedrooms, and convenient position, this apartment represents an attractive purchase in a popular and well-connected location.



ABODE
SALES & LETTINGS

Porch

Accessed via a uPVC double glazed frosted entry door, the porch provides a practical entrance space complete with coat hooks and an internal glass panel door leading into the main hallway.

Hallway

A welcoming hallway with staircase rising to the first-floor landing, smoke alarm, and internal doors giving access to the lounge and kitchen diner.

Kitchen/Diner

Overlooking the rear elevation via a uPVC double glazed window, the kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by granite-effect drop-edge preparation work surfaces. Integrated features include a stainless steel sink and drainer with mixer tap, stainless steel extractor hood, and a useful built-in storage cupboard ideal for additional appliances. There is space and plumbing for freestanding under-counter white goods, a breakfast bar for casual dining, electric panel radiator, and ceiling spotlights enhancing the modern finish.

Lounge

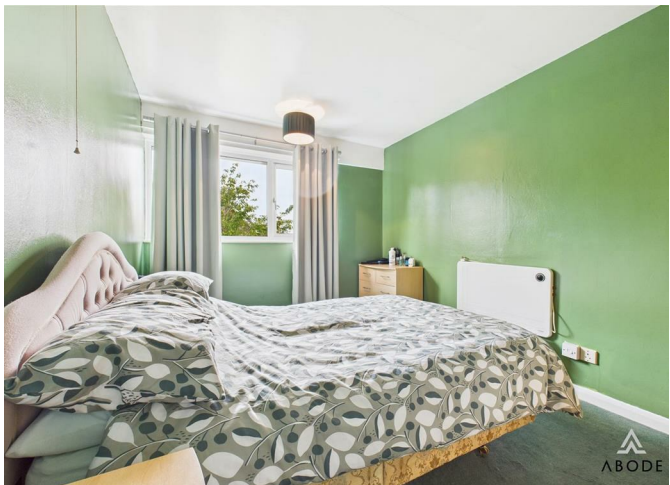
A comfortable and well-proportioned living space featuring a bespoke electric fireplace as the focal point, with a uPVC double glazed window to the front elevation providing excellent natural light. The room also includes a TV aerial point, telephone point, and an electric panel heater.



Landing

The landing provides access to the loft space via hatch and houses the immersion tank within a built-in airing cupboard. Additional features include a smoke alarm and internal doors leading to two bedrooms and the family bathroom.







Bedroom One

A well-proportioned double bedroom featuring a uPVC double glazed window to the front elevation, electric panel heater, and a built-in double wardrobe with hanging rail and shelving.

Bedroom Two

This second bedroom enjoys a view of the rear garden via a uPVC double glazed window and includes an electric panel radiator and a built-in wardrobe with hanging rail and shelving, offering practical storage.

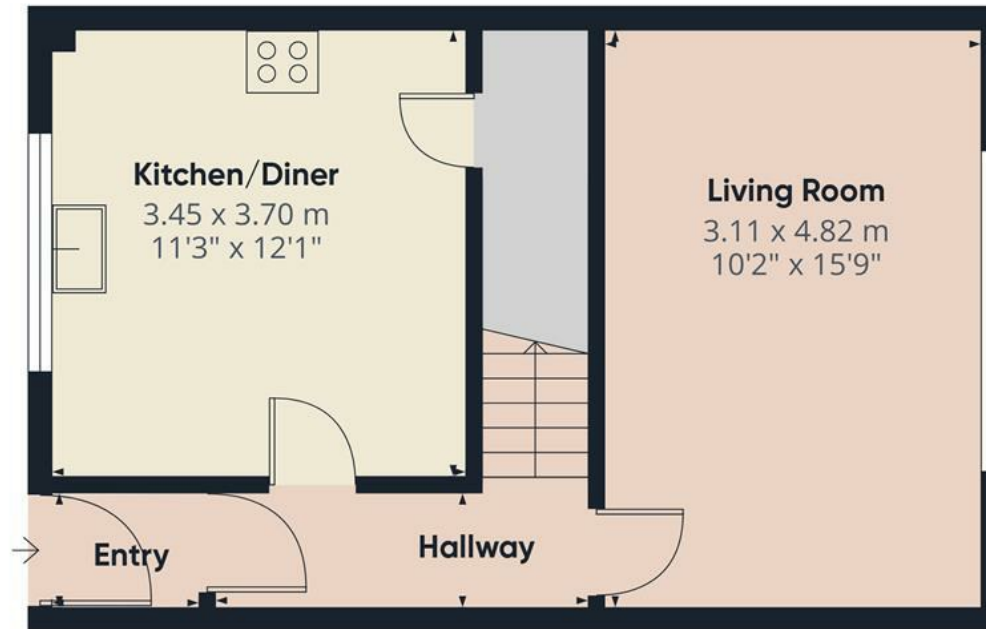
Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with glass screen and electric shower over. Finished with tiled wall coverings and a uPVC double glazed frosted window to the rear elevation.

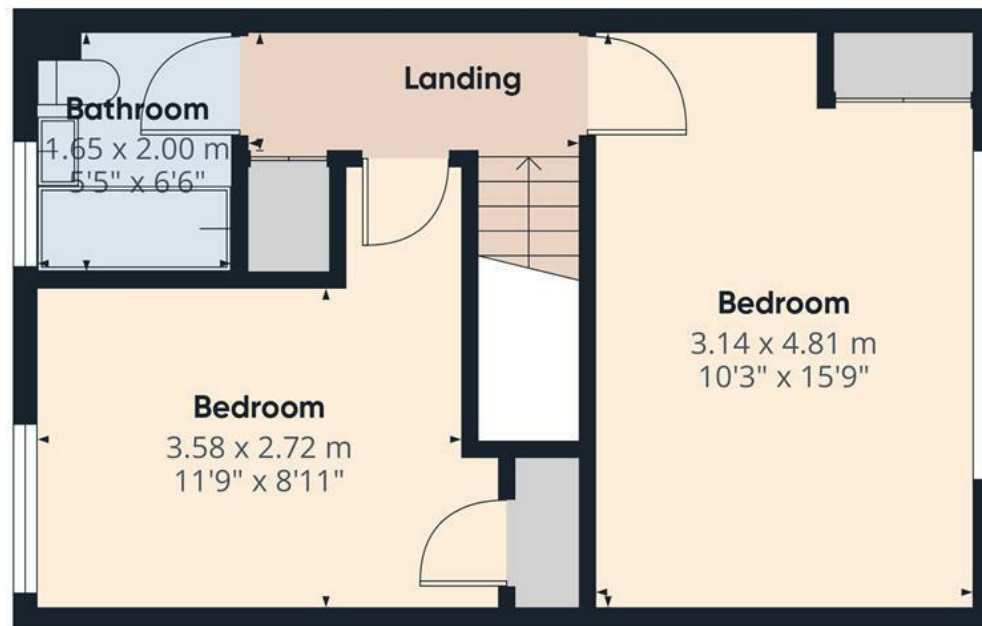








Floor 0



Floor 1

Approximate total area⁽¹⁾

69.1 m²

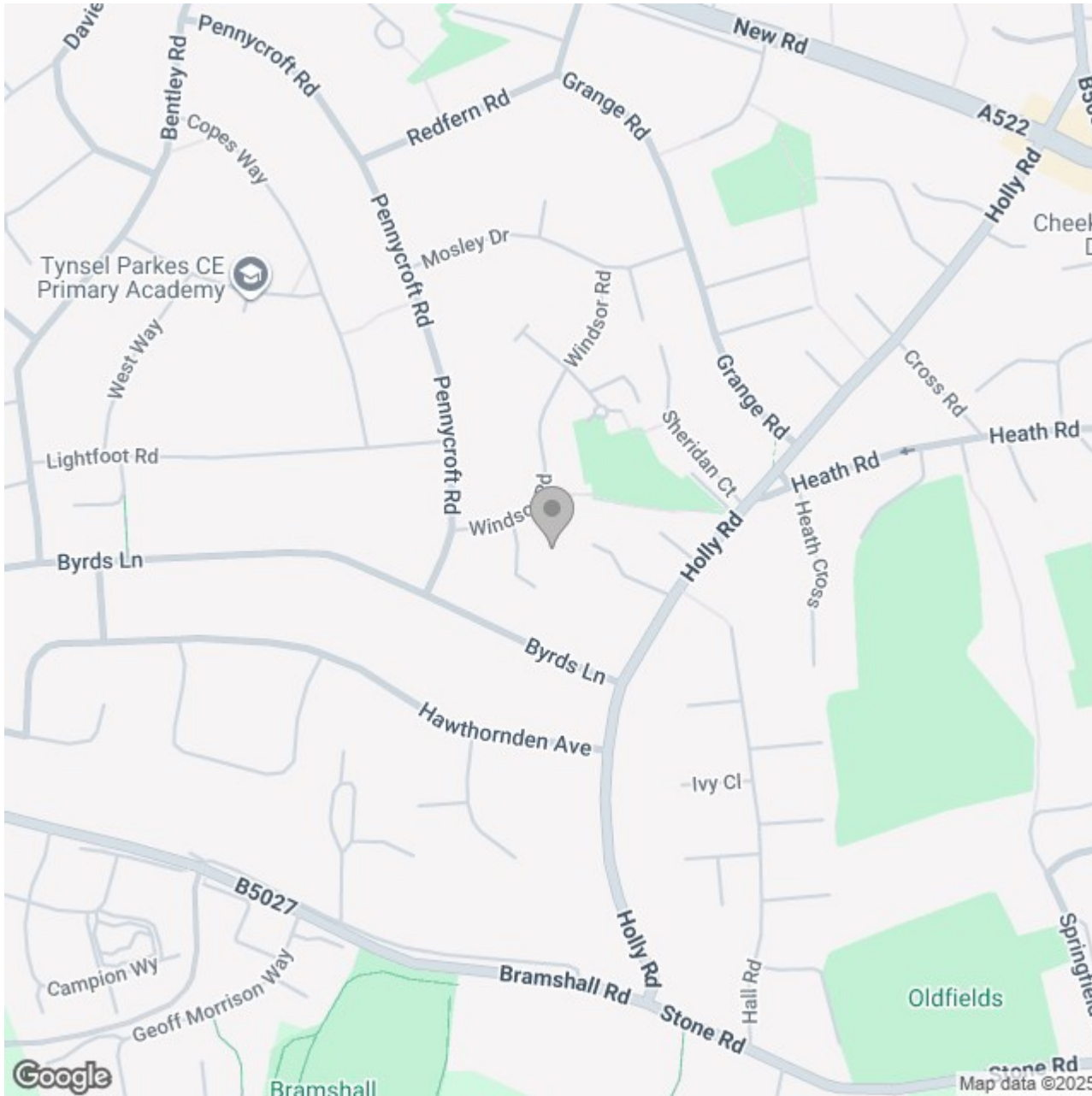
745 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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
 