







Set within St. Catherine's Close in Uttoxeter, this splendid four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Offered for sale with no upward chain, this property is ready for you to move in and make it your own.

The gas centrally heated and double glazed accommodation comprises of hallway, lounge, a formal dining room, and a sun room. The fitted kitchen is well-equipped and flows seamlessly into a practical utility room and cloakroom.

The first floor boasts four well-proportioned bedrooms, with the master suite featuring an ensuite shower room and fitted wardrobes, providing ample storage space. Bedrooms two and three also benefit from fitted wardrobes, making organisation effortless. A family bathroom completes the upper level, offering convenience for all.

Outside, the property features a well maintained enclosed rear garden, The integral garage and driveway provide ample parking space.

Viewing strictly by appointment only



## GROUND FLOOR

### Entrance Porch & Hallway

The property is accessed via an entrance porch leading into a welcoming hallway, complete with a central heating radiator, under-stairs storage cupboard, and staircase rising to the first floor.

### Living Room

A spacious living room featuring a UPVC double glazed window to the front elevation. The focal point of the room is the coal-effect electric fire, set within an Adam-style fire surround with marble backing and hearth. The room is further complemented by two radiators and double doors leading to the dining room.

### Dining Room

Positioned to the rear, the dining room benefits from UPVC double glazed French doors opening into the conservatory. A radiator is also included, with double doors providing access back into the living room.

### Conservatory

Constructed from UPVC double glazing, the conservatory enjoys views over the rear garden and provides direct access outside through double doors.

### Kitchen

Fitted with a range of matching wall and base units with display cabinets, drawers, and preparation work surfaces incorporating a one-and-a-half bowl stainless steel sink unit with mixer tap. The kitchen includes tiled splashbacks, a breakfast bar, appliance space for a fridge, and provision for a freestanding oven with extractor hood above. A radiator completes the space.

### Utility Room

Located to the rear, the utility room is fitted with additional base units, a stainless steel sink with drainer, plumbing and appliance space for a washing machine, and a window to the side elevation.

### Downstairs Cloakroom/WC

Featuring a low-level WC, wash hand basin, radiator, and a UPVC double glazed window to the side elevation.









## FIRST FLOOR

### First Floor Landing

The landing provides access to the loft, a radiator, and an airing cupboard housing the hot water cylinder. Doors lead off to the bedrooms and family bathroom.

### Master Bedroom

A well-proportioned double room with a UPVC double glazed window to the front elevation, radiator, built-in wardrobe, and access to the en-suite.

### En-Suite Shower Room

Fitted with a three-piece white suite comprising a low-level WC, pedestal wash hand basin, and corner shower unit. A radiator and UPVC double glazed window to the side elevation complete the room.

### Bedroom Two

A double bedroom with a UPVC double glazed window to the front elevation, radiator, television point, and built-in double wardrobe.

### Bedroom Three

With a UPVC double glazed window to the rear elevation, radiator, and fitted triple wardrobe.

### Bedroom Four

A further bedroom overlooking the rear garden, with a UPVC double glazed window and radiator.

### Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with screen and shower over, low-level WC, and wash hand basin. A radiator and UPVC double glazed window to the rear elevation are also included.

### Outside

The property enjoys a low-maintenance frontage with a double-width driveway leading to the integral garage.

### Integral Garage

Featuring an electric up-and-over door to the front, power, lighting, and a personal door giving access to the rear garden.

### Rear Garden

A good-sized, enclosed rear garden with timber fencing, mainly laid to lawn with a paved patio seating area, mature beds and borders, and two useful garden sheds.

## OUTSIDE

### Outside

The property enjoys a low-maintenance frontage with a double-width

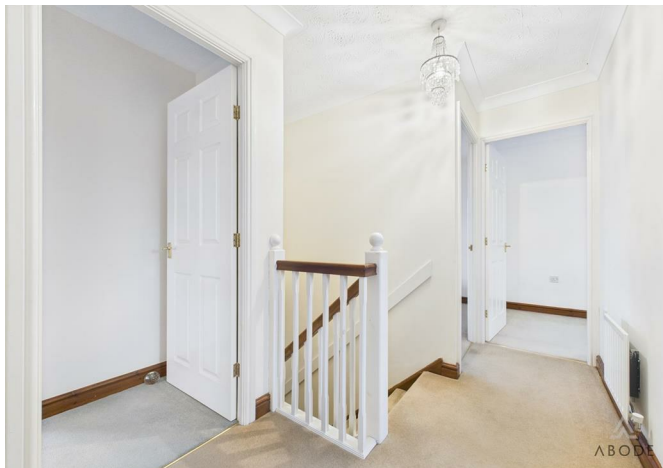
driveway leading to the integral garage.

### Integral Garage

Featuring an electric up-and-over door to the front, power, lighting, and a personal door giving access to the rear garden.

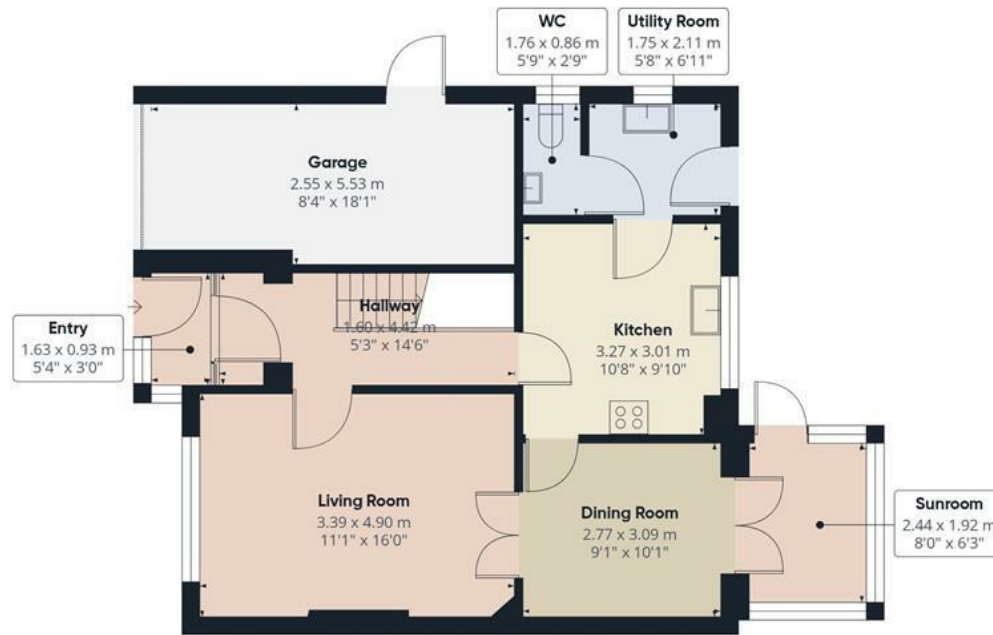
### Rear Garden

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Floor 0



Floor 1

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

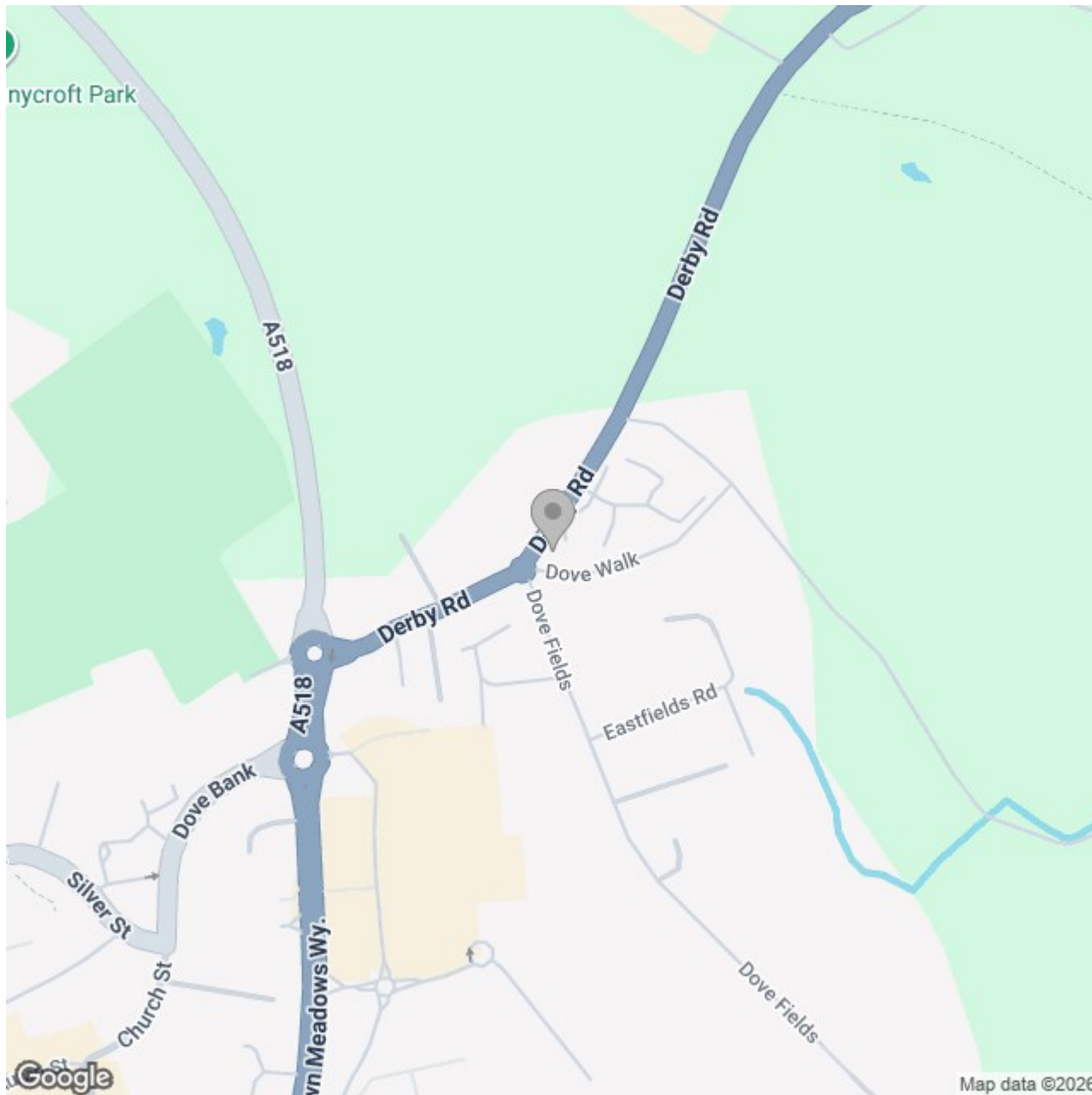
119.6 m<sup>2</sup>

1288 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.

GIRAFFE 360



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>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</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 