







Abode are delighted to offer for sale this well-presented three-bedroom semi-detached home, boasting spacious living accommodation and generous gardens to both the front and rear. Ideally located within close proximity to Uttoxeter Town Centre, the property benefits from easy access to local shops, schools, and amenities, whilst the nearby A50 provides excellent commuter links to surrounding areas.

The ground floor comprises a welcoming entrance hallway, a spacious living room, a separate dining room, and a fitted kitchen. To the first floor, there are three well proportioned bedrooms and a family bathroom.

Outside, the property enjoys a driveway providing off road parking, along with a garage and outhouse offering valuable storage space. The sizeable plot also presents potential for extension, subject to the necessary permissions, making it a versatile choice for a variety of buyers.

Perfect for first time purchasers, growing families, or those looking to downsize, this attractive home combines practicality with potential. Early viewing is strongly recommended to avoid disappointment.



  
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 SALES & LETTINGS



### Entrance Hallway

UPVC double glazed door leading in from the front, stairs leading up to the first floor, pantry cupboard and under stairs storage cupboard, grass mat.

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, electric feature fireplace with surround and storage cupboards.

### Dining Room

UPVC double glazed window and patio door leading out into the garden, central heating radiator.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integral dishwasher, fridge freezer and cooker with hob and extractor hood above. Space and plumbing for a washing machine, central heating radiator, UPVC double glazed window to the rear elevation and door leading out into the garden, partially tiled walls. Shelving and glass display unit.

### Landing

Loft access, UPVC double glazed window to the side elevation.

### Bedroom

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

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes.



### Bedroom

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

### Bathroom

WC and wash hand basin with storage cupboard below, bath with shower over and glass shower screen. Central heating radiator, partially tiled walls, UPVC double glazed window to the rear elevation, airing cupboard.











### Outhouse

Useful storage space with plumbing for a WC, windows to the rear elevation.

### Garage

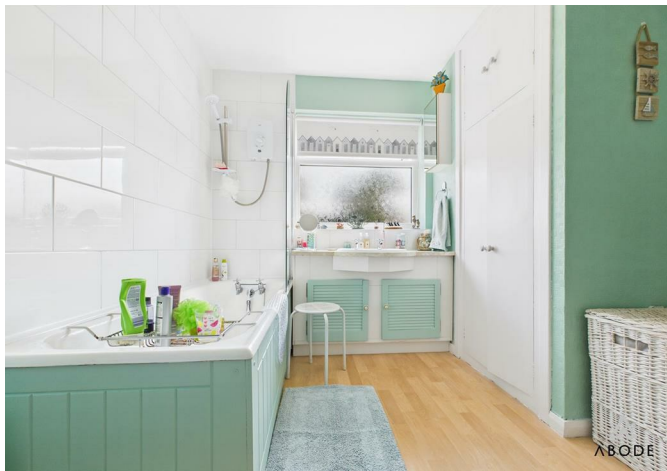
Open to the front allowing space to park a car.

### Outside

To the front the driveway provides off road parking for multiple vehicles, with front lawned garden with established borders. Gated access to the generous rear garden, which is mainly laid to lawn. Patio area to the rear of the property providing an ideal entertaining space.







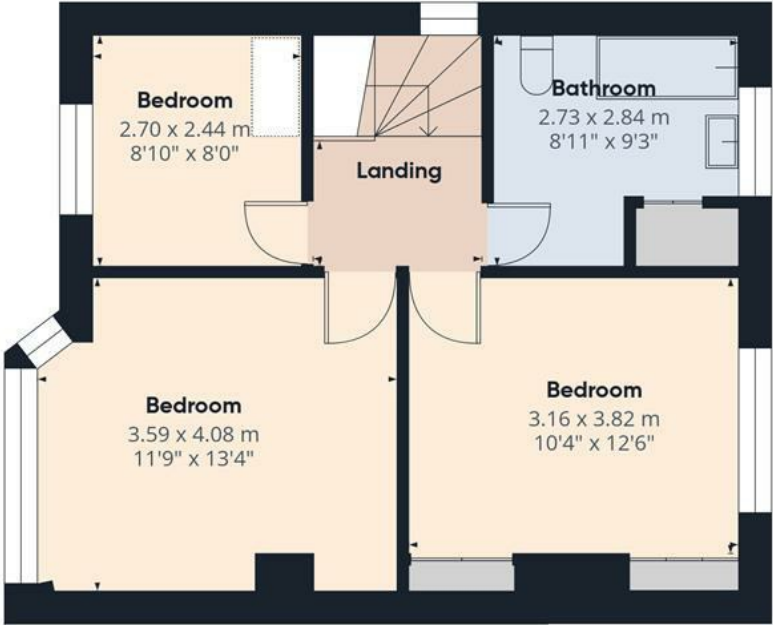








Floor 0 Building 1



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

90.4 m<sup>2</sup>

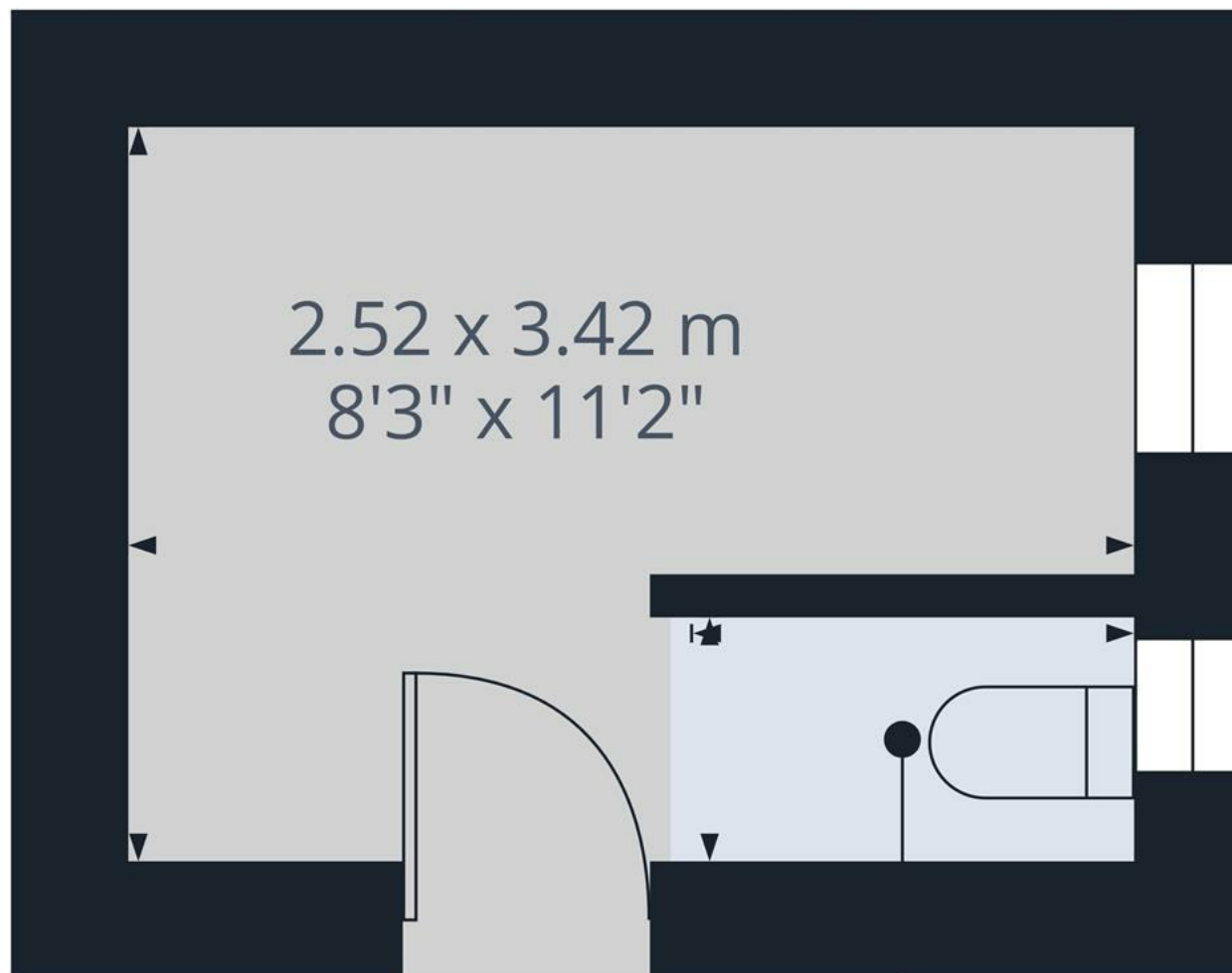
973 ft<sup>2</sup>

(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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**WC**  
0.87 x 1.52 m  
2'10" x 5'0"

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

8.4 m<sup>2</sup>

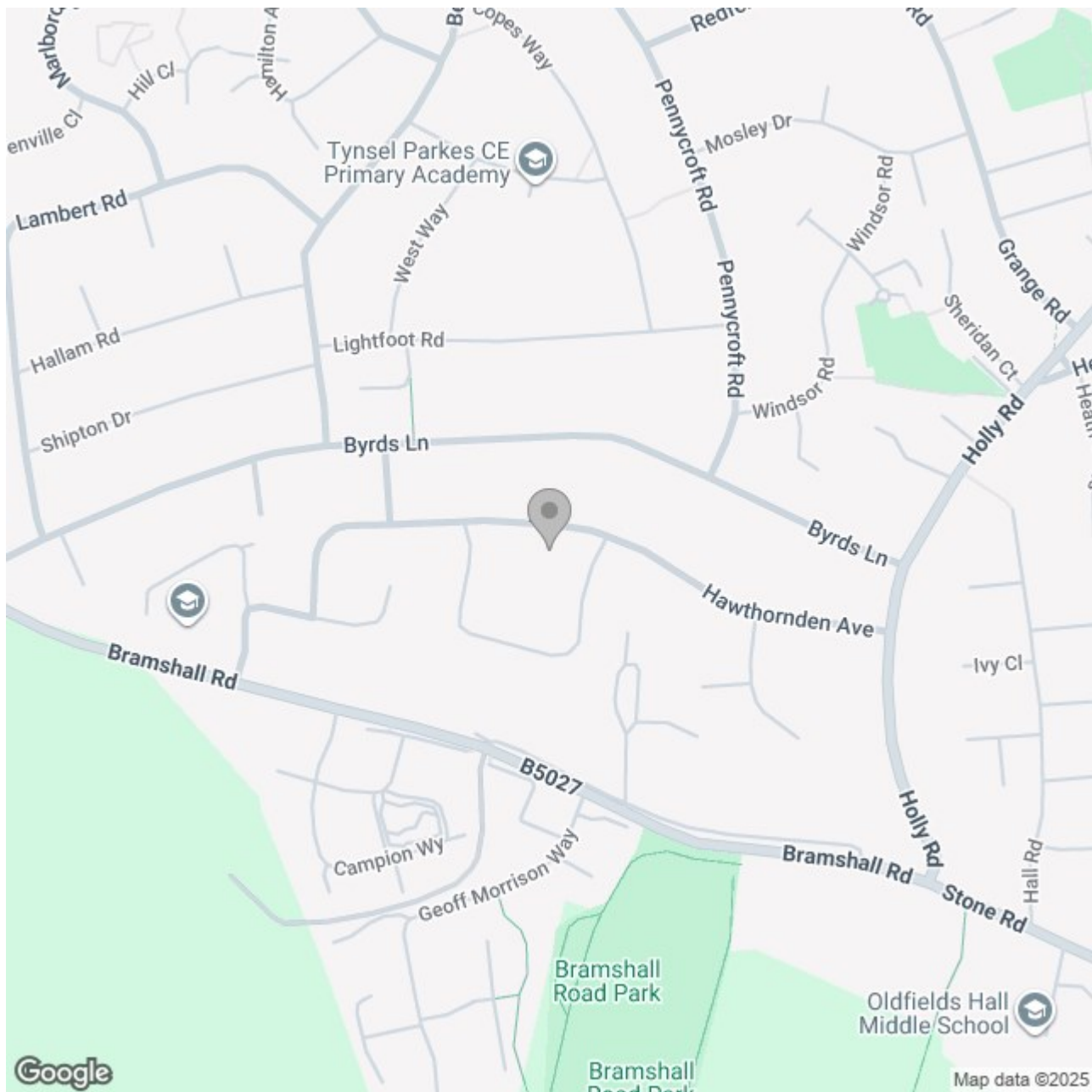
90 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 