





Abode are delighted to present for sale this well maintained four bedroom detached family home, offering spacious living accommodation throughout. The property boasts off road parking, an integral garage, and attractive gardens to both the front and rear.

Ideally located within close proximity to Uttoxeter Town Centre, the home enjoys easy access to a range of shops, highly regarded schools, and local amenities.

The accommodation briefly comprises: an inviting entrance hallway, a generous living room, a stylish kitchen diner, a useful utility room, and a guest WC to the ground floor. To the first floor, you will find four well proportioned bedrooms, including a master with ensuite facilities, along with a modern family bathroom.

Early viewing is highly recommended to fully appreciate the comfort, space, and charm this lovely home has to offer.



Entrance Hallway

Composite door leading in from the front, central heating radiator, stairs leading to the first floor.

Living Room

UPVC double glazed bay window to the front elevation, two central heating radiators, panelling.

Kitchen Diner

Modern base and eye level units with complimentary granite worktops, one and a half inset bowl stainless steel sink, integrated cooker, grill and hob, dishwasher and microwave. Two central heating radiators, storage cupboard, UPVC double glazed window to the rear elevation and sliding patio doors leading out into the garden. Spot lighting, ample space for a dining table and chairs.

Utility Room

Base level unit with complimentary worktop, sink with draining board and space and plumbing for a washing machine and fridge freezer. Central heating radiator, UPVC double glazed window to the rear elevation, door leading out into the garden.

WC

WC and sink with tiled splashback, central heating radiator, double glazed window to the side elevation and eye level storage cabinet.

Landing

UPVC double glazed window to the front elevation, loft access and airing cupboard.

Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, air-con unit, built in mirrored wardrobes.



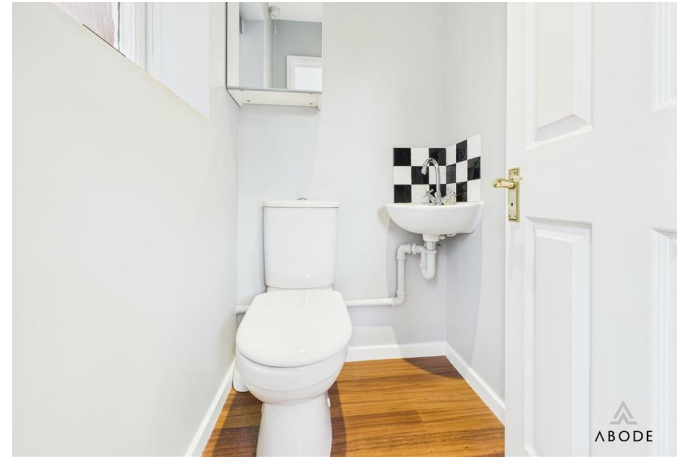
Ensuite

Suite comprising;- WC, wash hand basin and shower cubicle with glass shower screen. Partially tiled walls, central heating radiator and double glazed window to the side elevation.

Bedroom

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







Bedroom

Double glazed window to the rear elevation, central heating radiator.

Bedroom

Double glazed window to the rear elevation, central heating radiator.

Bathroom

Suite comprising;- WC, wash hand basin and bath with shower over. Central heating radiator, double glazed window to the rear elevation, partially tiled walls.

Garage

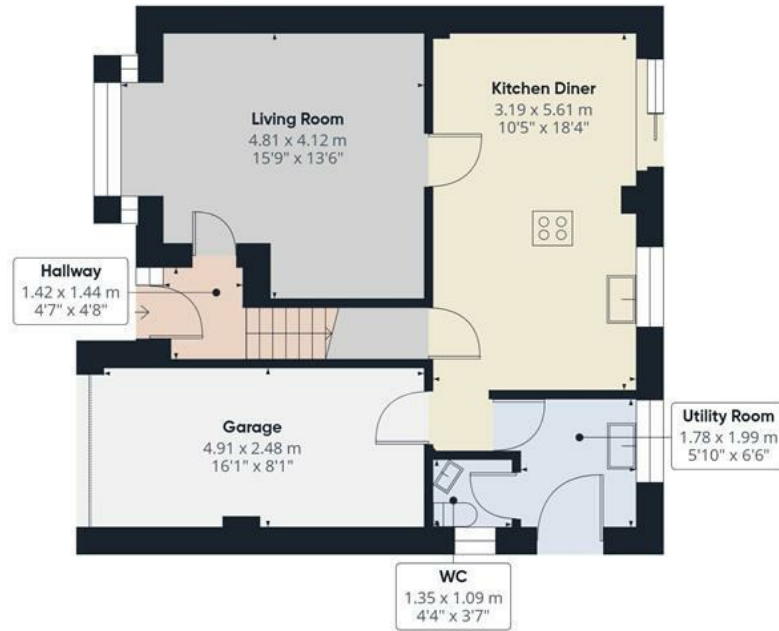
Up and over door, power and lighting.

Outside

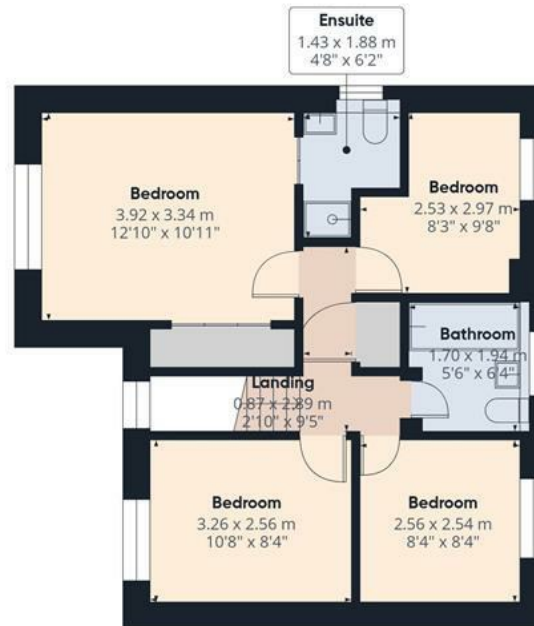
To the front the driveway provides off road parking, with a front garden laid to lawn. The garden at the rear can be accessed via a gate at the front, and is mainly laid to lawn. Decking areas and mature borders.







Floor 0



Floor 1

Approximate total area⁽¹⁾

105 m²
1130 ft²

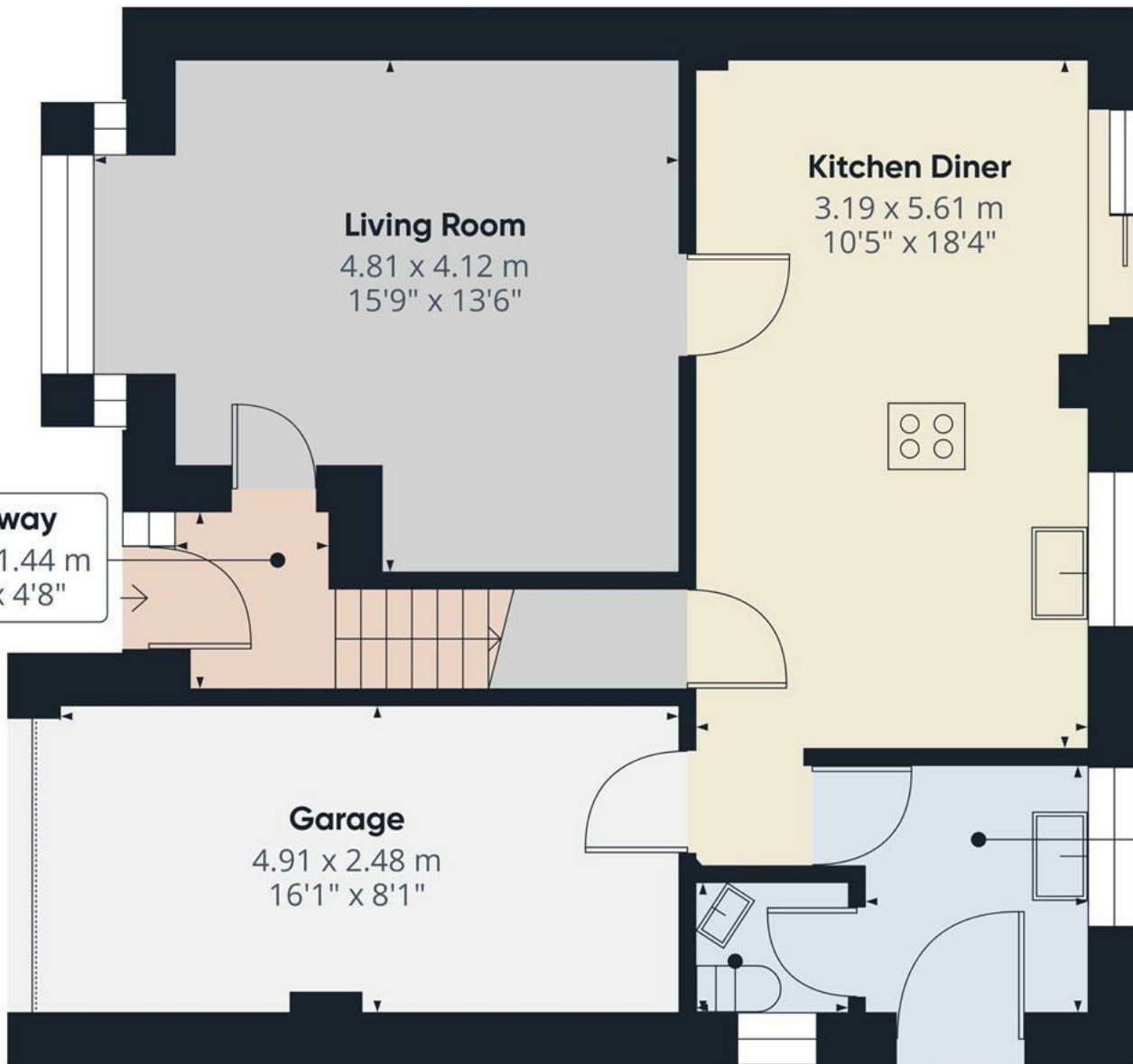
(1) Excluding balconies and terraces

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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Hallway
1.42 x 1.44 m
4'7" x 4'8"



Living Room
4.81 x 4.12 m
15'9" x 13'6"

Kitchen Diner
3.19 x 5.61 m
10'5" x 18'4"

Garage
4.91 x 2.48 m
16'1" x 8'1"

Utility Room
1.78 x 1.99 m
5'10" x 6'6"

WC
1.35 x 1.09 m
4'4" x 3'7"

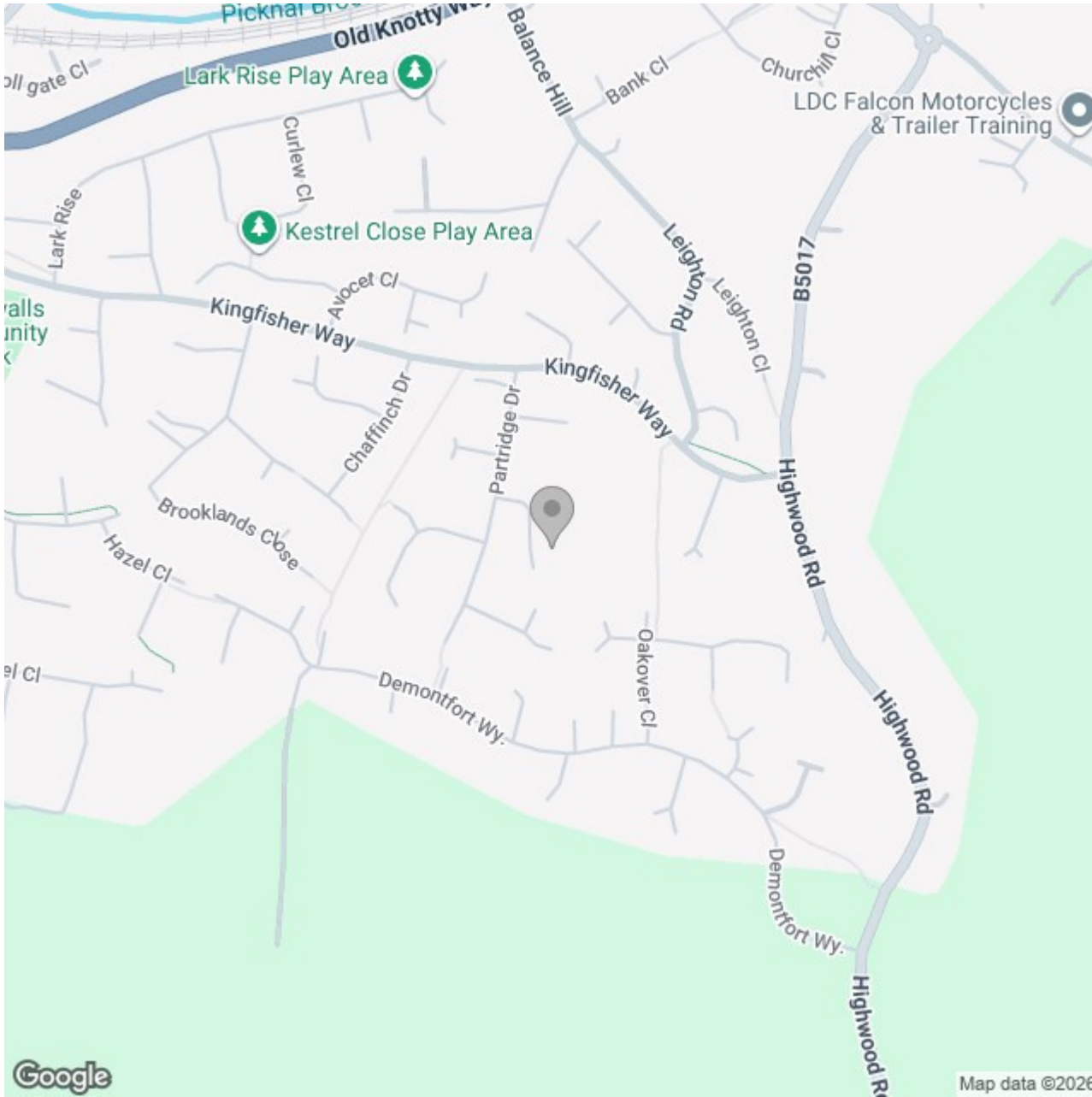
Approximate total area⁽¹⁾
58.6 m²
630 ft²

(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.

Floor 0

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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	