



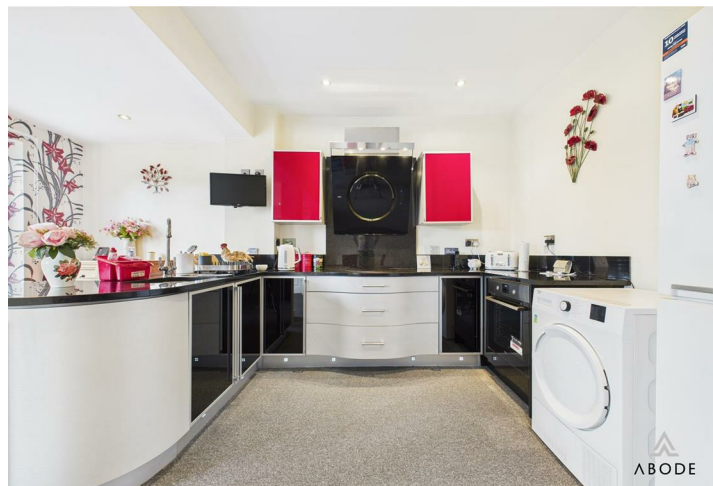


Abode Estate Agents are pleased to present this spacious traditional detached home, ideally located close to Uttoxeter town centre. Offering generous family accommodation, the property features a welcoming hallway, lounge with feature fireplace, and an impressive open-plan kitchen diner with French doors to the garden. A separate utility room, ground floor cloakroom, and a versatile hobby room created from a partial garage conversion complete the ground floor.

Upstairs, the home boasts four well-proportioned bedrooms, including a bright master with en suite shower room, plus a modern family bathroom.

Externally, the property benefits from a block-paved driveway providing off-road parking, a retained section of the garage for storage, and a beautifully maintained rear garden with patio, raised lawn, and useful outbuildings.

Uttoxeter itself offers a wide range of amenities including supermarkets, independent shops, schools, leisure facilities, pubs, restaurants, and excellent transport links via the A50, rail station, and nearby M1 and M6 connections.



Porch

With two UPVC double glazed windows to the side elevations and a UPVC double glazed frosted front door providing access to the property.

Hallway

A welcoming hallway with central heating radiator, staircase rising to the first floor landing, smoke alarm, and internal doors leading to the principal reception rooms.

Lounge

A generous reception room with UPVC double glazed window to the front elevation and two central heating radiators. The focal point of the room is the feature electric fireplace. Additional features include thermostat control, TV aerial point, and internal door leading to the kitchen diner.

Kitchen/Diner

A superb open-plan space with UPVC double glazed window to the rear elevation and French doors opening onto the garden. The kitchen is fitted with a modern range of matching base and eye-level units and drawers with granite drop-edge preparation surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, three-ring induction hob with bespoke extractor, and oven/grill. There is plumbing and space for additional appliances, a breakfast bar, useful understairs storage cupboard, spotlighting to the ceiling, and two central heating radiators.



Utility Room

With UPVC double glazed rear entry door, the utility is fitted with matching storage cupboards and granite-effect preparation surfaces with complementary tiling. Housing a Worcester Bosch gas central heating boiler, the utility also provides plumbing and space for freestanding undercounter appliances. Further features include a central heating radiator, ceiling spotlighting, and carbon monoxide detector.



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Cloaks/W.C.

A convenient ground floor cloakroom with UPVC double glazed frosted window to the side elevation, low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, towel rail, and extractor fan.

Garage/Hobby Room (Partial Conversion)

The garage has been partially converted to provide a flexible room suitable as a hobby space, home office, or additional storage. Complete with central heating radiator, power, and lighting, with a stud wall separating the front section of the garage.

Landing

The landing features a central heating radiator, smoke alarm, access to the loft via hatch, and a useful airing cupboard with eye-level shelving. Internal doors lead to the bedrooms and bathroom.



Bedroom One

A bright double room with a UPVC double glazed window to the front elevation and central heating radiator. An internal door provides access to the ensuite.

En-suite

A modern three-piece suite comprising a low-level WC with continental flush, pedestal wash basin with mixer tap and tiled splashback, and a shower cubicle with electric shower. Finished with complementary wall tiling, glass screen, extractor fan and a central heating radiator.

Bedroom Two

A well-proportioned room with UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

Positioned to the rear overlooking the beautiful gardens, with a UPVC double glazed window, central heating radiator, TV aerial point and telephone point.

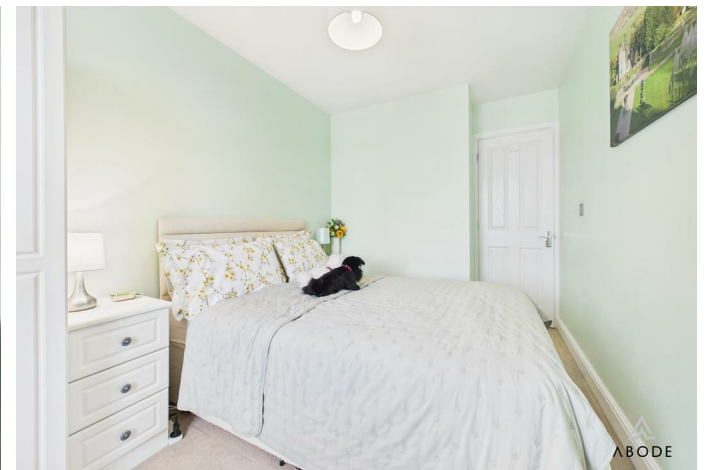
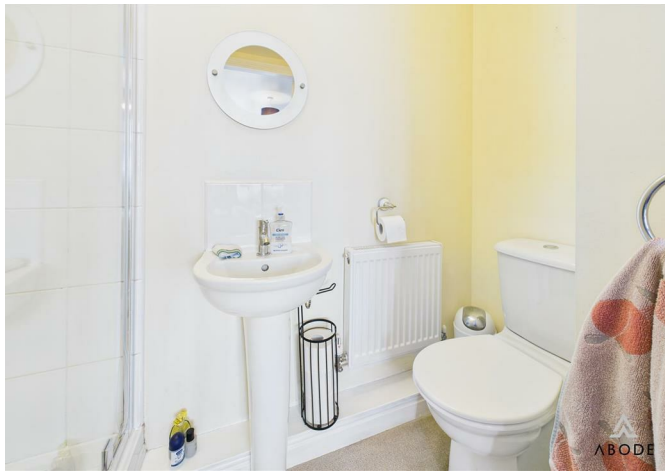
Bedroom Four

With a UPVC double glazed window to the front elevation and central heating radiator.

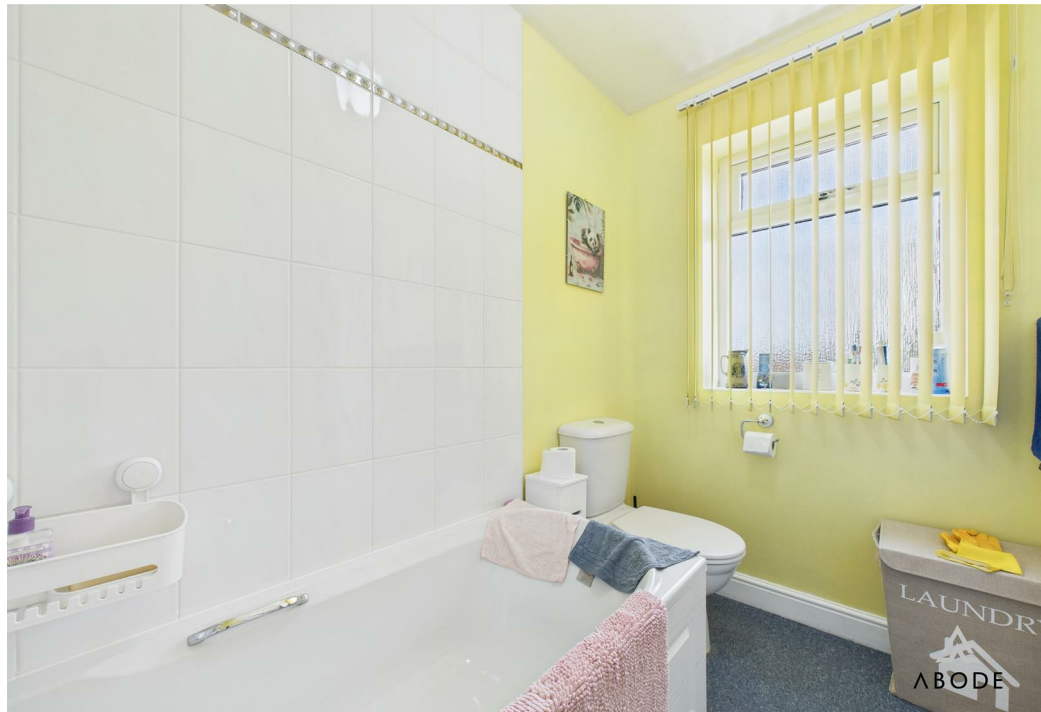
Bathroom

A three piece family bathroom suite with UPVC double glazed frosted window to the rear elevation. Fitted with a three-piece suite comprising low-level WC, pedestal wash basin with mixer tap and tiled splashback and bath unit with electric shower over and folding glass screen. Complementary wall tiling, extractor fan, and central heating radiator complete the space.





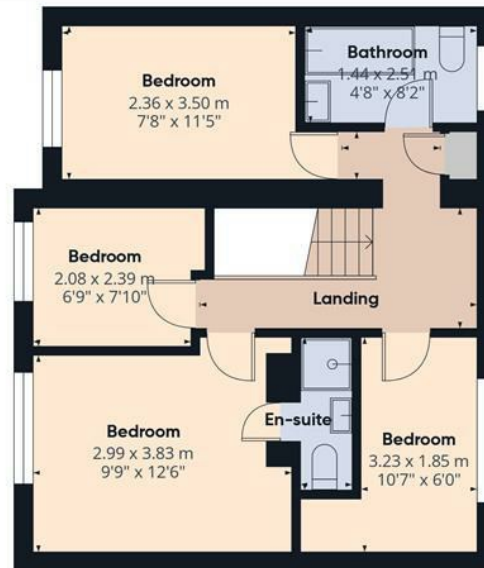








Floor 0



Floor 1



Approximate total area⁽¹⁾

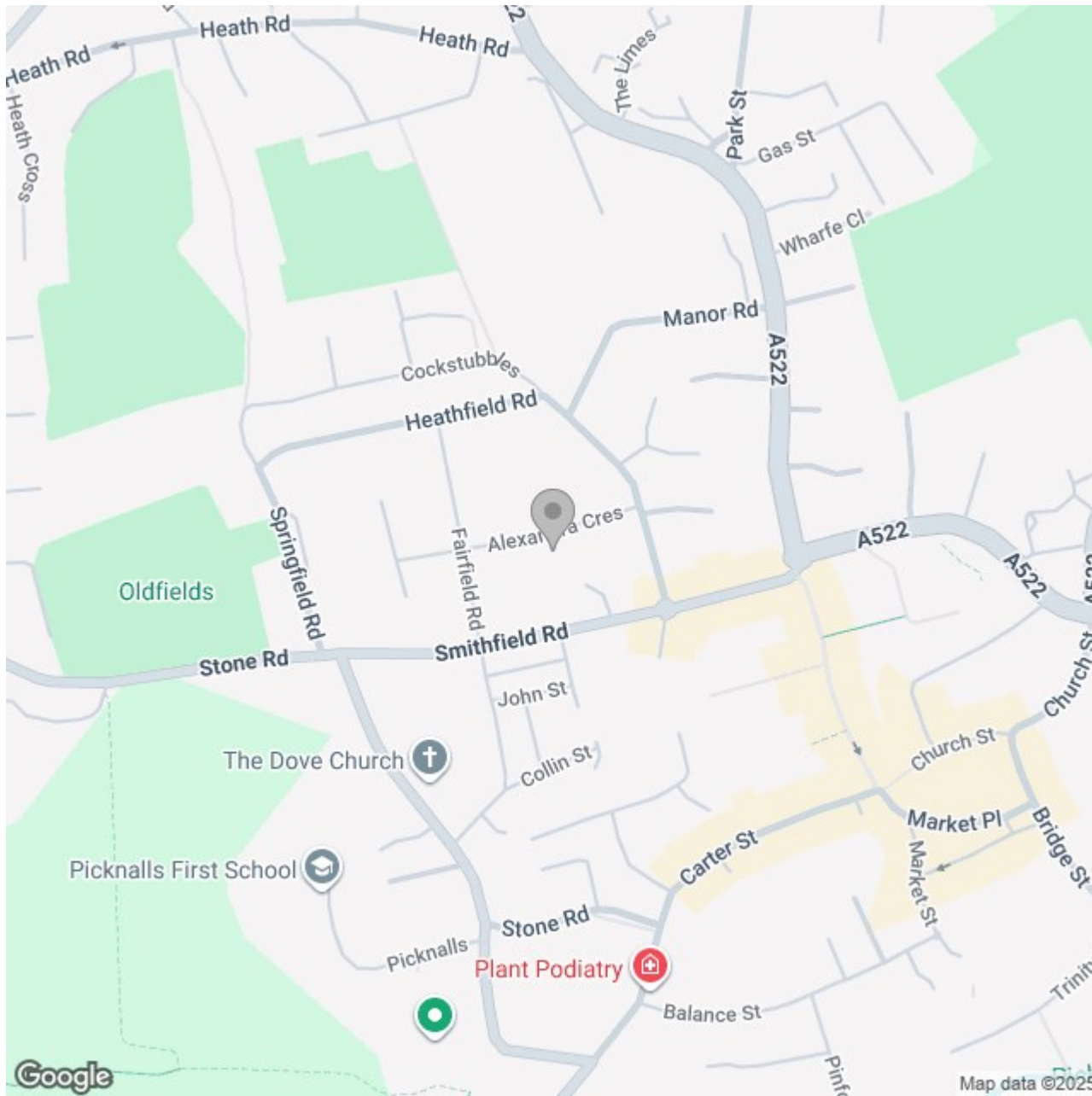
105 m²

1129 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 