

Copes Way, ST14 7HG  
**£229,995**





This traditional three-bedroom semi-detached family home, located on the edge of Uttoxeter town centre, offers spacious and well-presented accommodation throughout and offered for sale with no upward chain. The property features a welcoming porch with double-glazed windows leading into a hallway with under-stairs storage and access to the main living spaces. The lounge is bright and comfortable, complete with a feature fireplace and a large window to the front. To the rear, a generous kitchen and dining area overlook the garden, fitted with a range of units, space for appliances, and an additional fireplace. A door from the kitchen provides access to the attached garage, which includes power, lighting, and a rear garden door.

Upstairs, the landing gives access to three well-proportioned bedrooms, each offering built-in storage. The main bedroom is a spacious double with fitted wardrobes and dressing furniture, while the second and third bedrooms are ideal for family use or as a study. The first floor also includes a modern shower room with tiled walls and a separate WC.

Outside, the home sits on a generous plot with off-road parking, a single garage, and a front garden. The large rear garden enjoys a patio area, lawn, and mature planting, providing an attractive outdoor space. Situated close to excellent local amenities, schools, and transport links, this property presents a rare opportunity to secure a lovely family home in a highly sought-after location.



## Porch

A welcoming entrance with UPVC double-glazed windows to the front and side elevations, and a UPVC double-glazed front door. A further internal glazed panel door leads into:

## Hallway

Featuring a staircase rising to the first-floor landing, useful under-stairs storage cupboard, and a central heating radiator. The hallway also houses the meter cupboard with electric meter, consumer unit, and gas meter, along with the master telephone socket and smoke alarm. Original panel doors lead to:

## Lounge

A bright and comfortable living space with a UPVC double-glazed window to the front elevation, central heating radiator, and a focal point electric fireplace with surround and mantle.

## Kitchen/Diner

A spacious and versatile room with two UPVC double-glazed windows overlooking the rear garden. The kitchen area offers a range of matching base and eye-level units and drawers, a stainless steel sink and drainer with mixer tap, freestanding cooker with hob and integrated extractor fan, and plumbing for freestanding and under-counter appliances. The dining area features a central heating radiator, an electric fireplace with surround, and a useful under-stairs storage cupboard. An internal door provides access to:



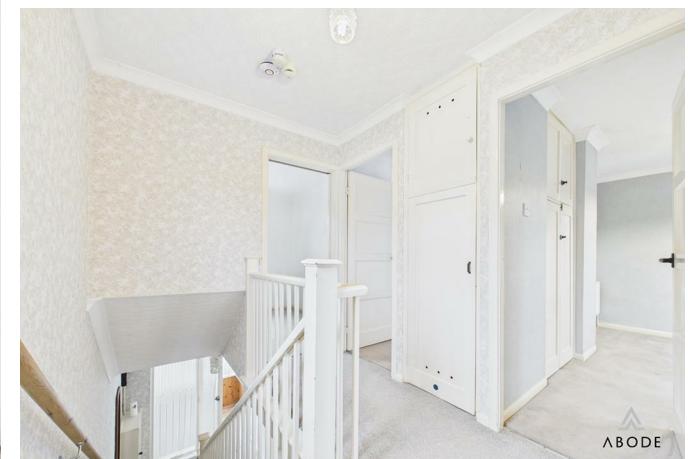
## Generous Garage

With an up-and-over door to the front elevation, pedestrian side access door, and glazed windows to the rear. A sliding door opens directly into the rear garden.

## Landing

Featuring a UPVC double-glazed window to the side elevation, loft access via hatch, and an airing cupboard housing the central heating combination gas boiler. The landing also includes a smoke alarm and retains its original doors leading to:







### Bedroom

A bright and spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, and a comprehensive range of built-in wardrobes, dressing table and drawers.

### Bedroom Two

A comfortable bedroom with a UPVC double-glazed window overlooking the rear elevation, central heating radiator and a built-in wardrobe providing useful storage.

### Bedroom Three

With a UPVC double-glazed window to the front elevation, central heating radiator, and a handy over-stairs storage cupboard, ideal as a single bedroom, nursery, or study.

### Shower Room

Featuring a UPVC double-glazed frosted window to the rear elevation, a modern shower cubicle with glass screen and shower over, complementary tiled walls, wash hand basin, heated towel rail and central heating radiator.

### W.C.

With a UPVC double-glazed frosted window to the side elevation, low-level WC with continental flush, half-height wall tiling and central heating radiator.

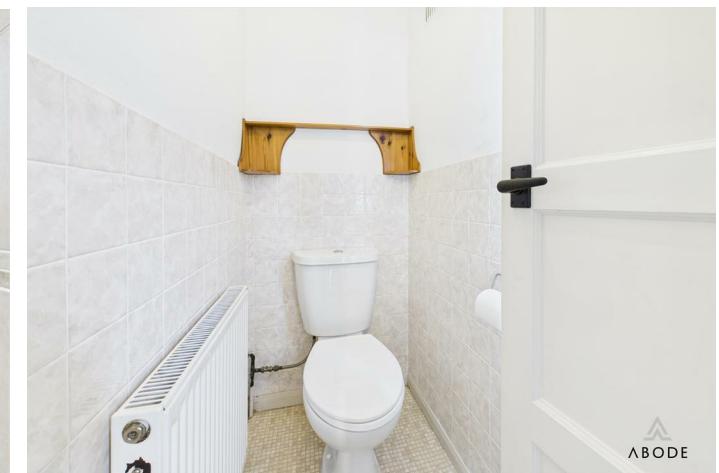
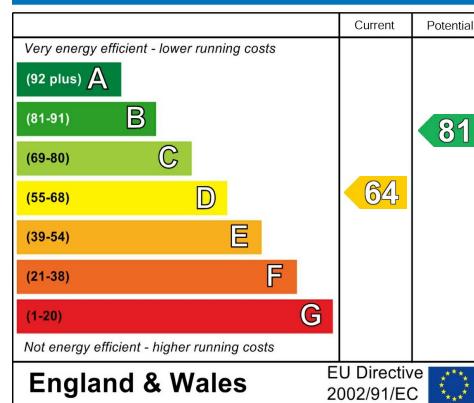
### Outbuilding

Used as a workshop/shed but suitable for multitude of purposes to a discerning buyer. Fitted with door with windows front and side elevations.





#### Energy Efficiency Rating





ABODE







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

90.6 m<sup>2</sup>

977 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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