





This attractive two-bedroom semi-detached home is ideal for first-time buyers or investors, perfectly positioned near Uttoxeter train station, local amenities and with excellent links to the A50, M1, M6, Stoke, Stafford and Derby.

A composite front door opens into a welcoming porch with timber flooring, leading to a bright lounge with a front-facing UPVC double-glazed window and staircase to the first floor. To the rear, a spacious kitchen diner is filled with natural light from French doors and is fitted with modern units, wood block effect worktops, integrated appliances, a pantry and space for white goods.

Upstairs offers two bedrooms and a stylish bathroom. The main bedroom includes bespoke fitted wardrobes, while the second benefits from loft access via ladder to a fully boarded and insulated loft with excellent storage. The bathroom features a modern three-piece suite with a P-shaped bath and electric shower.



Outside, there is off-road parking to the front and an enclosed landscaped rear garden. This move-in ready home combines comfort, practicality and modern finishes in a sought-after location.



## Porch

With a composite front door leading into with timber panel flooring throughout central heating radiator, coat hooks and internal door leading to:

## Lounge

A welcoming lounge featuring a UPVC double glazed window to the front elevation with built-in roller blind. The room is well-equipped with fibre connection points, a TV aerial point, and a central heating radiator. A staircase rises to the first-floor landing, with a smoke alarm and internal door leading through to the rest of the property.

## Kitchen/Diner

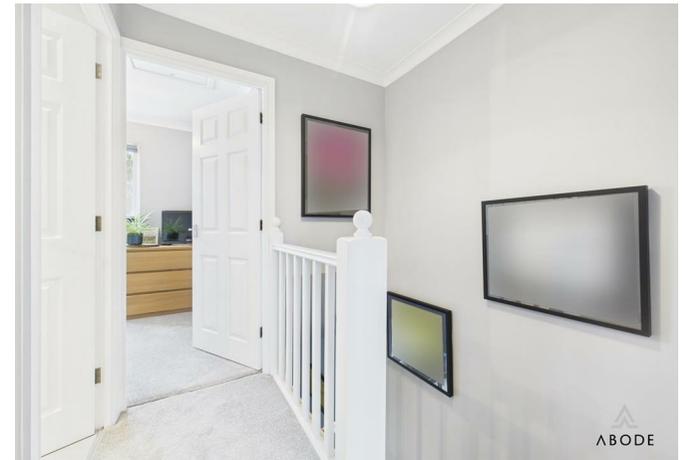
A spacious and functional kitchen diner, filled with natural light via UPVC double glazed French doors leading to the rear garden and an additional rear-facing UPVC double glazed window. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood block effect roll-top preparation surfaces.

Integrated appliances include a 1½ composite sink and drainer with mixer tap, gas hob with stainless steel extractor hood, oven/grill, and washing machine. The central heating gas boiler is neatly housed within the kitchen, with further space for freestanding white goods. A useful under-stairs pantry cupboard, complete with lighting and shelving, adds to the practicality. Central heating radiator.

## Landing

The property benefits from a smoke alarm, central heating radiator and internal doors leading to:







### Bedroom One

A well-proportioned double bedroom featuring a UPVC double glazed window to the rear elevation, central heating radiator and a range of bespoke built-in fitted wardrobes with shelving and hanging rails.

### Bedroom Two

A bright and versatile bedroom with a UPVC double glazed window to the front elevation (complete with built-in roller blind), central heating radiator, and access to the loft via an attached ladder. The loft is fully insulated and boarded throughout, providing excellent additional storage space. This room also includes a practical over-stairs storage cupboard with eye-level shelving.

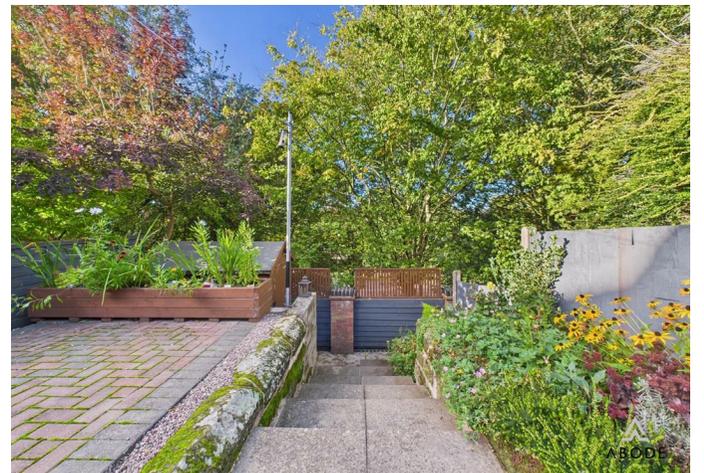
### Bathroom

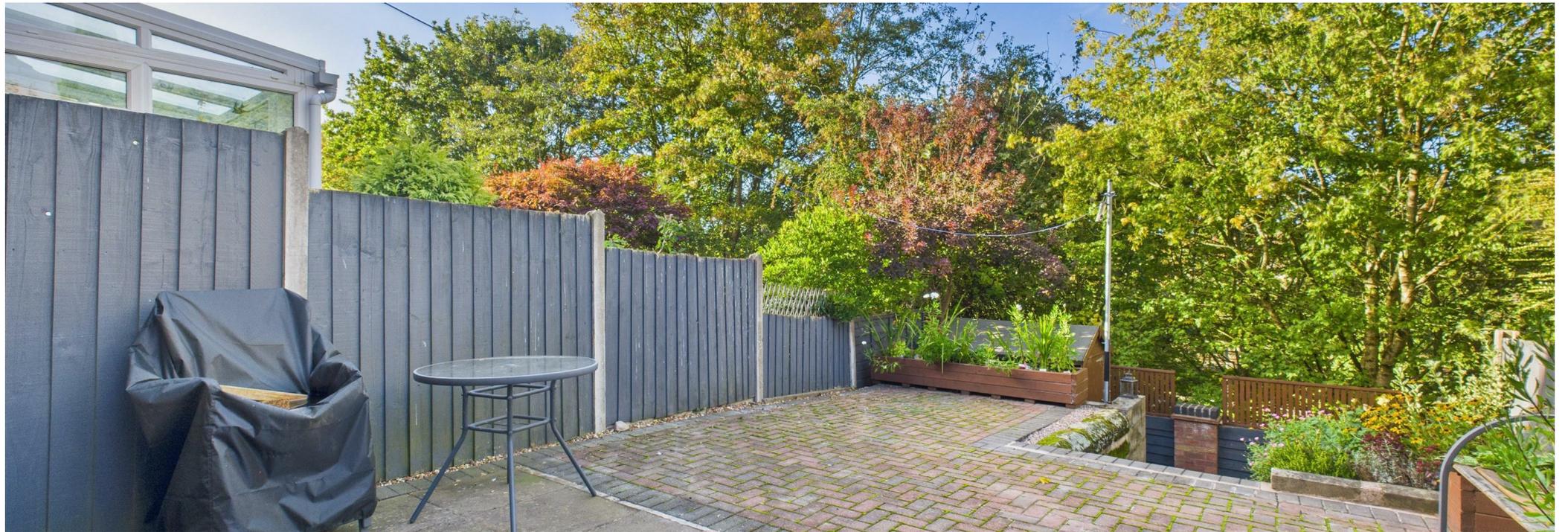
A stylish family bathroom with UPVC double glazed frosted window to the side elevation, fitted with a modern three-piece suite comprising: low-level WC with continental flush, wash hand basin with mixer tap, and a P-shaped bath with curved glass screen and electric shower over. Complementary floor-to-ceiling tiling, a chrome heated towel radiator, ceiling spotlights and extractor fan complete the space.

### Services & Info.

The property benefits from gas and electricity supplied by Octopus Energy, Sky fibre broadband, double glazing, gas central heating with a three-year-old combination boiler, a refitted kitchen, two-year-old carpets with underlay and a consumer unit installed in February 2023. An EPC has been ordered and the rear garden features owned fence panels to the left.

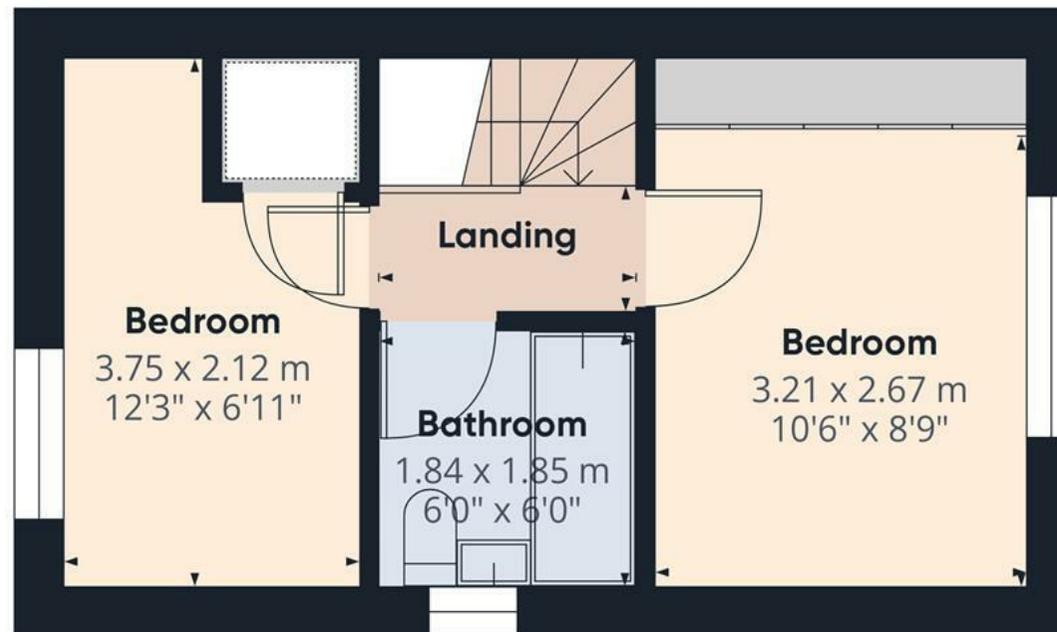








Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

48.9 m<sup>2</sup>

526 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

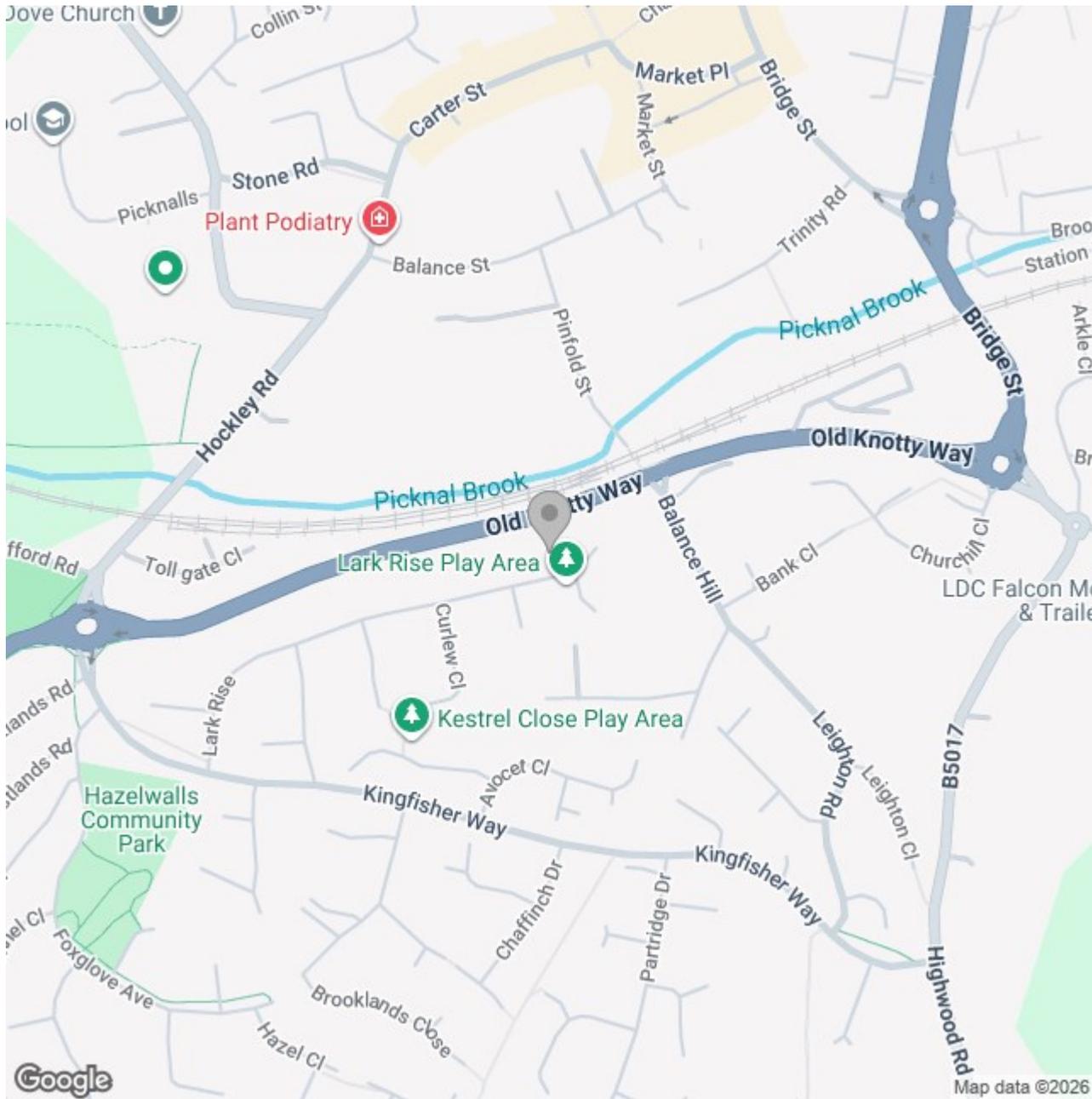
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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	