



Plot 172 David Wilson Homes Uttoxeter, Uttoxeter, ST14 8WH

Ideal for those looking to downsize without compromise, this beautifully designed Belton bungalow offers low-maintenance living combined with outstanding energy efficiency to help reduce running costs. The thoughtfully planned accommodation includes two generous double bedrooms and a bright, open-plan living space, perfectly suited to modern lifestyles.

The property benefits from an excellent A/B EPC rating and incorporates a range of modern efficiency features including argon-filled double glazing, highly efficient insulation, improved ventilation, flue gas heat recovery and a waste water heat recovery system, ensuring year-round comfort and lower energy bills.

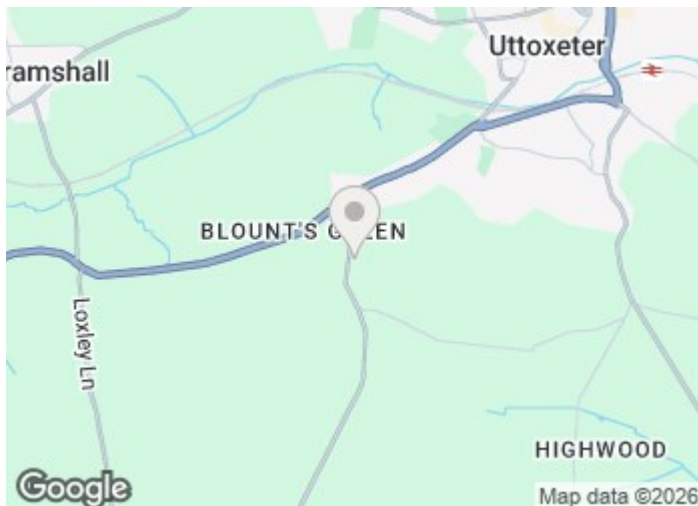
Externally, the home enjoys a secluded, south-facing garden backing onto open fields, providing a peaceful setting with attractive open views. Additional features include a garage and two allocated parking spaces, along with an electric vehicle charging point, further enhancing the home's future-proof appeal.

A chain-free move is available through Part Exchange, kitchen and flooring upgrades included, making this an excellent opportunity to secure a modern, energy-efficient bungalow in a desirable location.

£325,000

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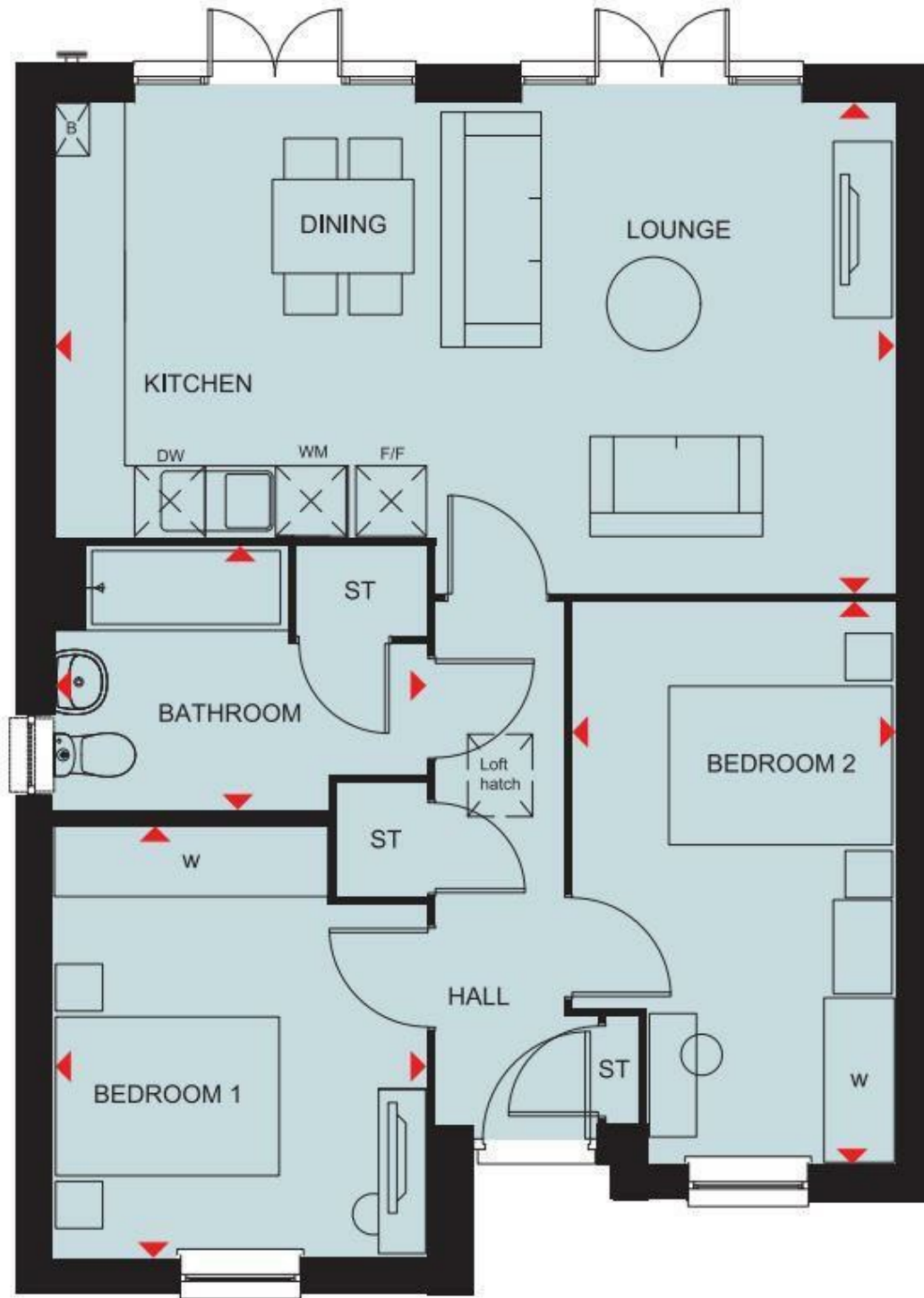
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[Directions](#)



Floor Plan



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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	