



## 36 Ivinson Way Uttoxeter, Uttoxeter, ST14 5BF

**\*\* THREE BEDROOM DETACHED PROPERTY \*\* EXTENDED DRIVEWAY \*\***

The property was constructed in 2017 by St. Modwen Homes, featuring three bedrooms, open plan kitchen/diner, UPVC double glazing and gas central heating. The property is situated on the edge of the Uttoxeter, with nearby neighbouring village of Bramshall. Commuting is made easy, with nearby access to the A50 with its M1 and M6 connections and also to Uttoxeter train station. Land registry have recently granted a deed of variation request, which has also been paid for by the current owners.

The property in brief comprises: hallway, lounge, kitchen/diner with utility cupboard, cloakroom/WC, three bedrooms with the master having en-suite facilities and separate family bathroom. Externally there are gardens to the side elevation and double width driveway providing off road parking.

Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents

£275,000

## 36 Ivinston Way

Uttoxeter, Uttoxeter, ST14 5BF



• NHBC WARRANTY

• EN-SUITE

• KITCHEN/DINER

LOUNGE

KITCHEN/DINER

CLOAKS/WC

FIRST FLOOR LANDING

MASTER BEDROOM

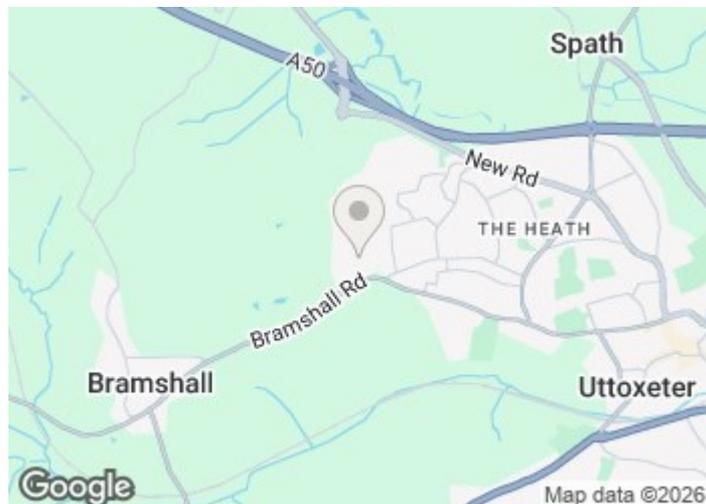
EN-SUITE

BEDROOM TWO

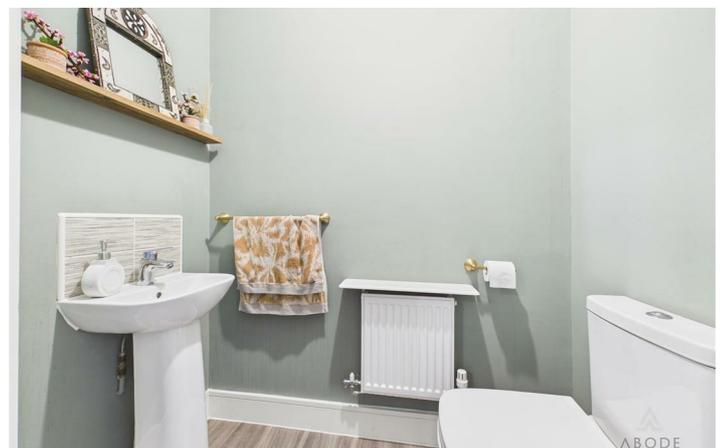
BEDROOM THREE

FAMILY BATHROOM

OUTSIDE

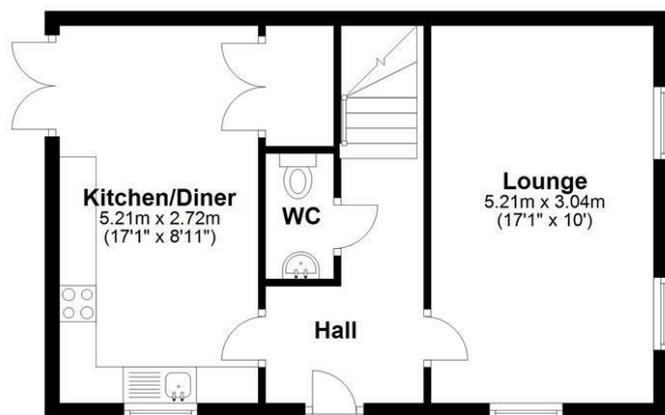


Directions

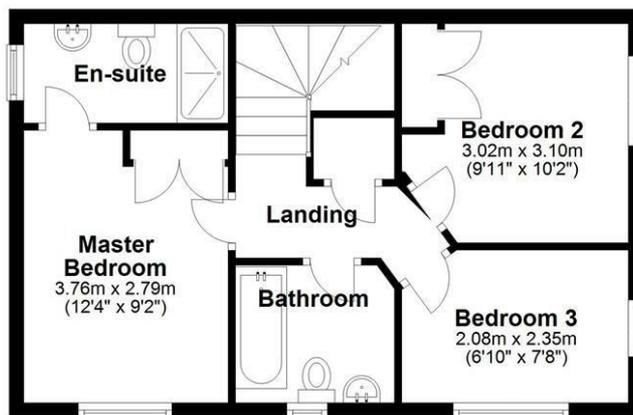


# Floor Plan

**Ground Floor**



**First Floor**



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(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	