



# LITTLE MANSIONS LTD

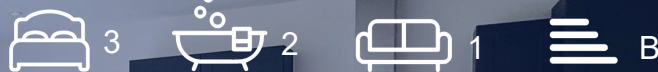
Specialising in Lettings & Property Management



## 4 Cathedral Court

Uttoxeter ST14 7FQ

£1,295 Per Month



- Three bedroom new build property
- Sitting room
- Kitchen diner
- Bi-fold doors
- Appliances included
- Ensuite shower room
- Bathroom
- EPC rating B
- Close to town
- New Build Property

Welcome to this stunning NEW BUILD house located in the desirable area of Cathedral Court, Uttoxeter, ST14. This modern property offers a perfect blend of CONTEMPORARY design and comfortable living, making it an ideal choice for families or professionals seeking a stylish home.

The property briefly comprises of a front facing LIVING ROOM that is great for family movies and cosy nights in. There is also a spacious GUEST CLOAKROOM and the gem of this property is the OPEN PLAN KITCHEN breakfast bar with space for a dining table and chairs. Bi-fold doors open out fully to the patio terrace perfect for entertaining guests in the summer in this south facing sun trap. The kitchen is a generous space with large breakfast bar, a range of storage units and electric oven with gas hob and cooker-hood, fridge freezer, dishwasher and washer dryer. Upstairs the property has THREE well-proportioned BEDROOM the rear bedroom benefitting from ENSUITE shower room. The main BATHROOM is a good size with bath and electric shower and heated towel rail.

To the front there is parking for up to two vehicles and at the rear of the property there is a PATIO with good sized LAWN area. This property is conveniently situated off Holly Road within 12 minutes walk to the town centre, 2 minutes to the first school and 8 minutes to the middle school, plus 5 minutes from joining the A50, making it an excellent choice for convenience.

Pay a cash deposit of £1494.23 or save on moving costs by selecting the alternative deposit option with Reposit saving you £1195.38! To view this property please complete the booking form online.

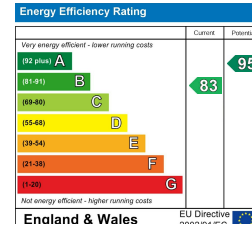
To book a viewing visit [www.little-mansions.co.uk/property](http://www.little-mansions.co.uk/property) and book through our website to submit your details



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.