





This beautifully extended three-story property is located in a quiet setting, yet remains walking distance to Uttoxeter town centre. The home has been thoughtfully enhanced with a rear elevation extension, offering spacious and versatile living spaces across all levels.

On the ground floor, the front reception (currently used as gymnasium) features a bay window, additional glazing, and a charming open fireplace with an exposed brick surround, while the dining room boasts dual-aspect windows, a multi fuel fireplace, and practical built-in storage. The kitchen is equipped with modern storage units, granite-effect work surfaces, and spaces for appliances, seamlessly flowing into the utility room with tiled flooring, additional storage, and space for freestanding appliances. A rear hallway provides further storage options and leads to a convenient cloakroom WC. The family room with slate flooring flooded with natural light from Velux windows and French doors, opens directly onto the rear garden.

The first floor includes a family bathroom with a panelled bath, shower, and built-in airing cupboard housing the gas boiler. A spacious front bedroom features built-in storage and a double second bedroom being also located. On the second floor, an additional bedroom benefits from a Velux window, eaves storage, and a private en suite with a walk-in shower, modern fittings, and complementary tiling. To the rear is a substantial rear garden with two Indian stone patios and one covered with timber pergola for summer shade. Outbuildings also used for storage.

This delightful home blends characterful features with modern amenities and is perfectly suited for those seeking a tranquil location close to local amenities.



Front Reception

With a UPVC glazed bay window to the front elevation and a further UPVC double glazed unit, the focal point of the room being the open fireplace with exposed brick backing, tiled and timber mantle and central heating radiator.

Dining Room

With 2x UPVC double glazed windows to side and rear elevations, the focal point of the room being the multi fuel fireplace with slate backing and hearth, central heating radiator, useful stairs storage, with eye level shelving, opening leading to:

Kitchen

With a UPVC double glazed window to the side elevation, the kitchen features a range of matching base and eye-level storage drawers with granite effect roll top preparation work surfaces and complementary tiling surrounding, spaces for appliances, including a one and a half stainless steel sink and drainer with mixer tap, extractor fan, central heating radiator, spotlight ceiling and opening leading to:

Utility Room

With a UPVC double glazed window to the side elevation, complementary tiled flooring throughout, central heating radiator, a range of matching base on eye-level storage cupboard and drawers with wood block effect preparation work surfaces, space and plumbing for freestanding white goods, smoke alarm, access into loft space via loft hatch, opening leading to:



Rear Hall

With a UPVC double glazed frosted side entry door leading into, central heating radiator, double glazed stained glass window to ceiling, built-in cupboards with eye level shelving and hanging rails, spotlighting to ceiling and shoe cupboard, with internal glass panel doors leading to:







Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, tiled flooring throughout, low level WC with continental flush, chrome heated towel radiator, wash hand basin with chrome tap fitting and tiled splashback, spotlight to ceiling and access to loft space via loft hatch.

Family Room

With a set of UPVC double glazed French doors and adjoining double glazed units leading to the rear patio and garden, with underfloor heating throughout under slate flooring, radio linked smoke alarm, TV aerial point, two double glazed velux windows to ceiling and spotlighting.



Landing

With a radio linked smoke alarm, original pine flooring throughout, accessed via original timber door leading to staircase rising to the second floor landing, internal timber doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, useful built-in storage cupboard, TV aerial point and central heating radiator.

Bedroom Two

With a UPVC double glazed window to the side elevation and central heating radiator.



Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece family bathroom suite comprising of low level WC, wash hand basin with chrome tap fittings and tiled splashback, panelled bath unit with shower over, glass screen and complementary tiling to wall coverings, central heating radiator, chrome heated towel radiator, airing cupboard with eye and base level shelving, and in housing is the central heating combination gas boiler.

Bedroom Three/Loft Conversion

With a double glazed window to the side elevation and a velux window to rear with built-in blind, a range of built in eaves storage cupboards with sliding doors and a further cupboard storage unit with base level shelving, central heating radiator, radio linked smoke alarm, spotlight into ceiling and internal door leading to:

En-suite

With a double glazed Velux window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, walk-in shower cubicle with shower over and folding glass screen, wash hand basin with tiled splashback, extractor fan, chrome heated towel, radiator and complementary tiling to both floor and wall coverings.

Outside

The property includes a 12x8 shed and a smaller 6x6 shed, offering ample storage space. There are two Indian stone patios, providing attractive and functional outdoor areas. The landscaping features well-stocked flower borders and a variety of fruit trees, including damson, apple, and plum. Ample off-road parking is available, with space for multiple vehicles. At the rear, a pergola with a removable sun sail creates a versatile entertaining space.



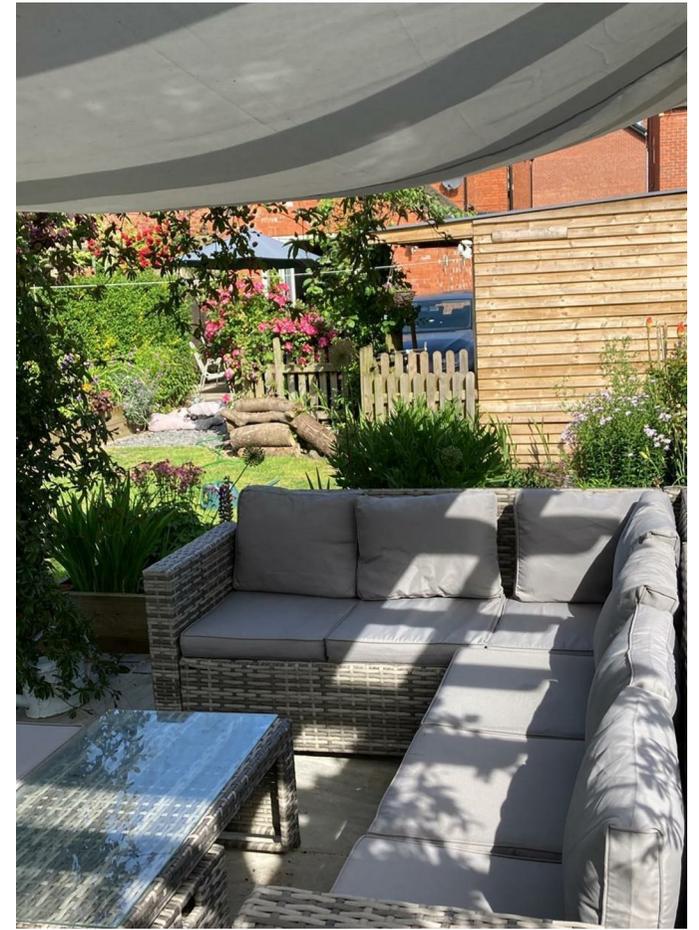


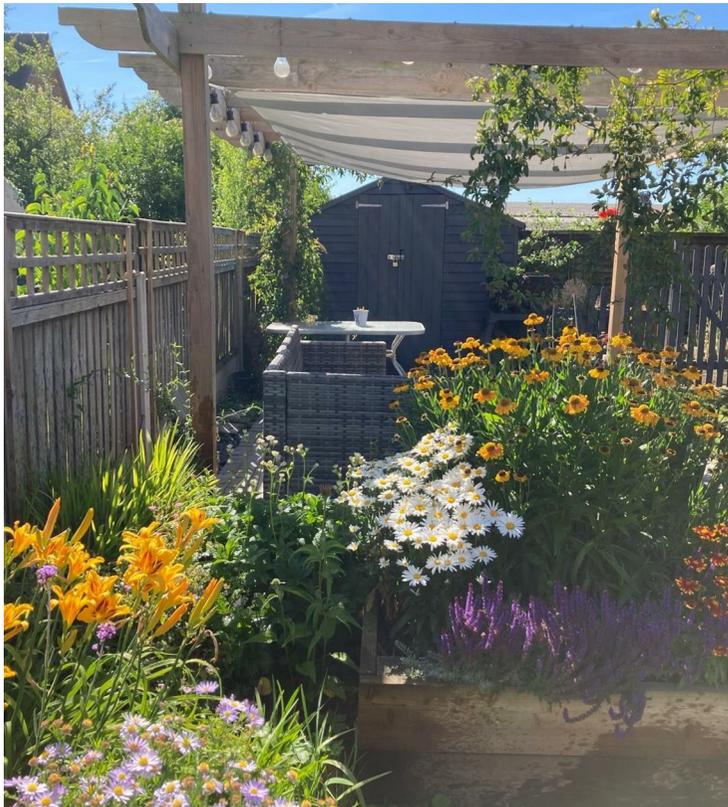




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SALES & LETTINGS







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area*
25.51 m²
275.5 ft²

(*) Including balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on FICS (FMS) SC standards.

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Approximate total area**
12.18 m²
131.58 ft²
Reduced bedroom
0.57 m²
6.08 ft²

(**) Including balconies and terraces.

Reduced bedroom
— Below 1.50 m²

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