





Abode are traditional three-bedroom semi-detached home enjoys a prime location within easy walking distance of Uttoxeter town centre. The property offers the advantages of full UPVC double glazing, gas central heating, off-road parking for two vehicles, and a generous rear garden. To the front, gated side access leads to the rear, where you'll find a welcoming patio area for entertaining, steps rising to a raised lawn, and a range of outbuildings and garden storage sheds, all neatly enclosed by timber fencing with concrete posts.

Perfectly positioned on the edge of the town centre, the home is just a short stroll from a wide variety of amenities, including supermarkets, independent shops, pubs and restaurants, coffee houses and bars, the train station, doctors' surgeries, schools, a multi-screen cinema and a modern leisure centre.

Viewing by appointment only.



## Hallway

A welcoming entrance with staircase rising to the first floor, smoke alarm, thermostat, and access to the principal rooms.

## Lounge

A bright and comfortable reception room with French doors and adjoining windows opening onto the rear garden, a focal point fireplace with timber Adam-style surround, additional front-facing window, central heating radiator, and TV aerial point.

## Kitchen/Diner

A dual-aspect kitchen diner with windows to the front and rear elevations. Fitted with a range of matching base and eye-level units, drop-edge preparation surfaces, and integrated appliances including oven, grill, and electric induction hob with stainless steel extractor hood. The kitchen also features a one-and-a-half ceramic sink with spray mixer tap, plumbing and space for undercounter appliances, breakfast bar, understairs storage cupboard, central heating radiator, and complementary half-height wall tiling.

## Landing

With rear-facing window, loft access via hatch and pull-down ladders, smoke alarm, and access to all bedrooms and shower room.

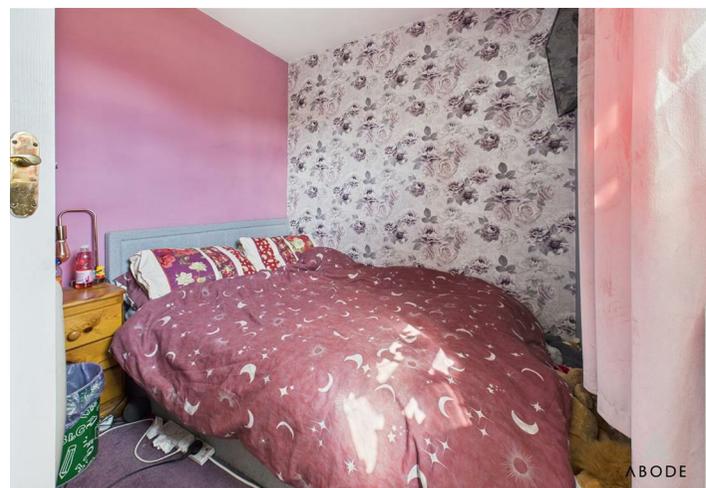
## Bedroom One

A front-facing double bedroom with UPVC double glazed window, central heating radiator, and useful storage cupboard.

## Bedroom Two

Another well-proportioned front-facing double bedroom with UPVC double glazed window, central heating radiator, and built-in storage cupboard.







### Bedroom Three

A rear-facing bedroom with UPVC double glazed window, central heating radiator, and TV aerial point.

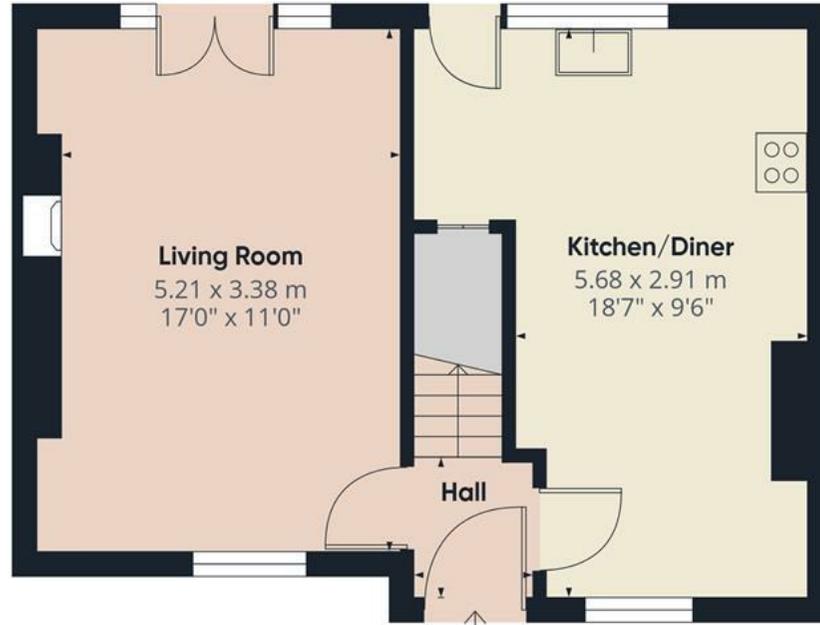
### Shower Room

A refitted three-piece suite comprising a low-level WC, wash hand basin with waterfall mixer tap, and double shower cubicle with sliding glass screen. Finished with complementary wall tiling, extractor fan, frosted UPVC window, and cream heated towel radiator.

### Outside

To the front, the property offers off-road parking for two vehicles and side access leading to the rear. The spacious rear garden includes a paved entertaining patio, steps to a raised lawn, and is enclosed by timber fencing with concrete posts. A variety of outbuildings and garden storage sheds provide additional versatility.

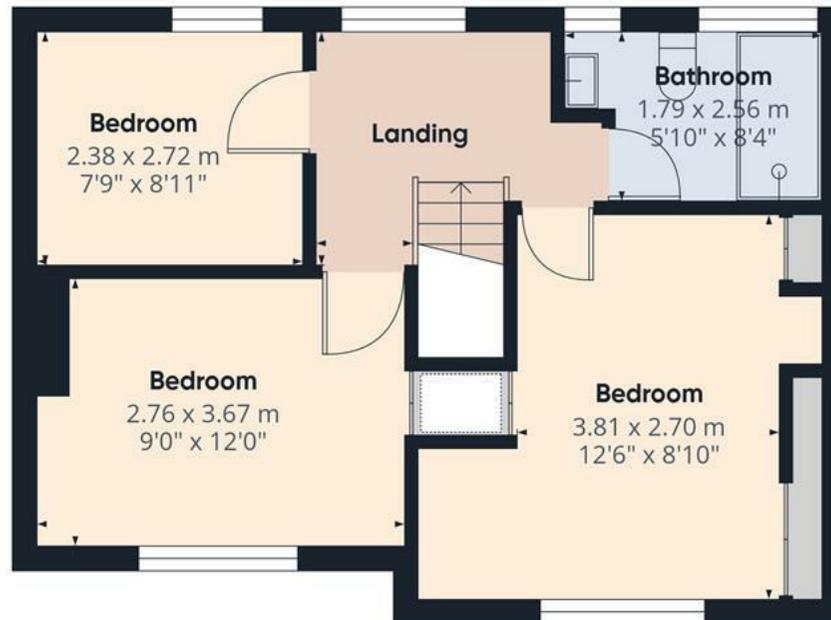




Floor 0

Approximate total area<sup>(1)</sup>

78.5 m<sup>2</sup>  
845 ft<sup>2</sup>

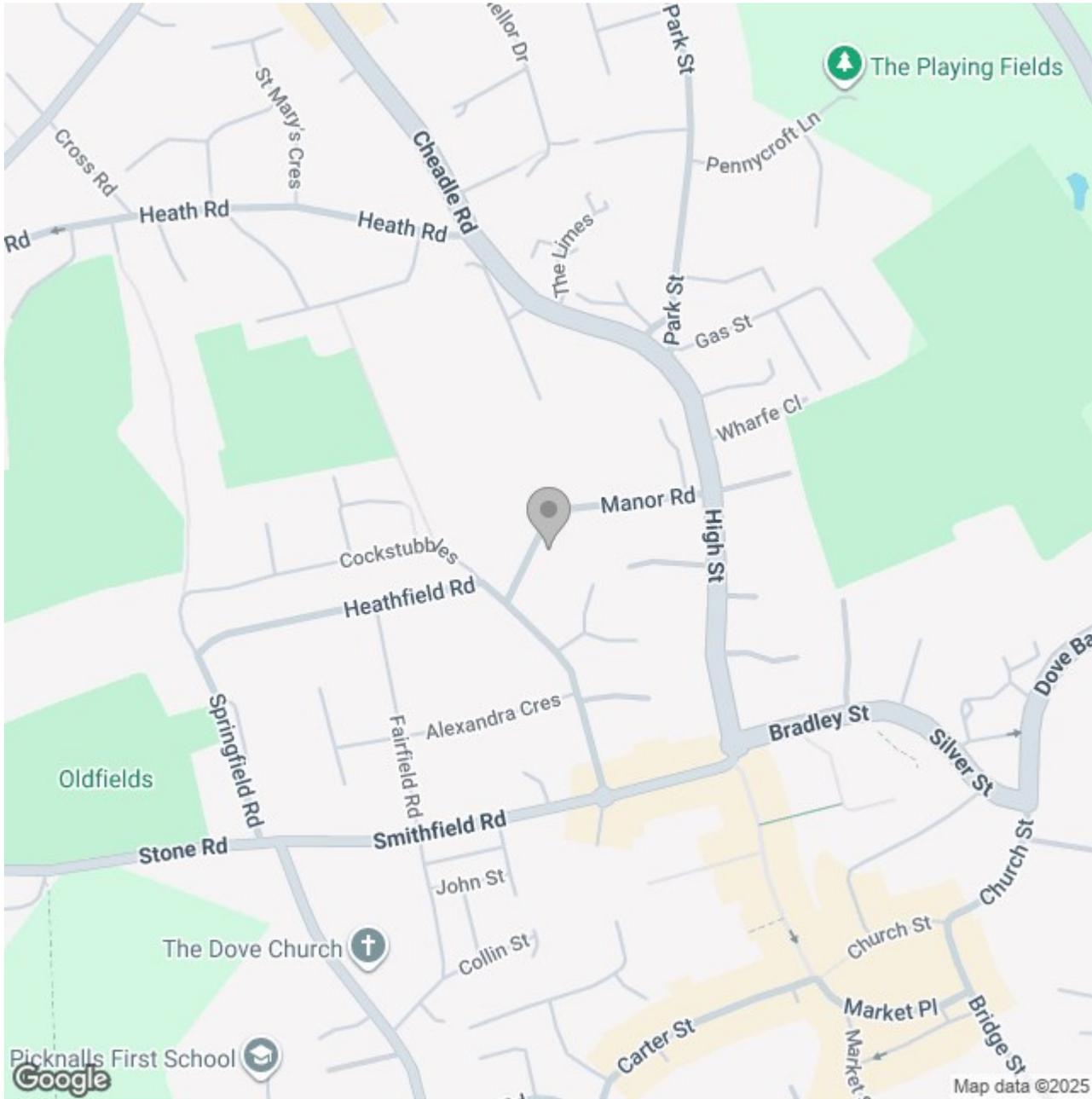


Floor 1

(1) Excluding balconies and terraces

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>		<b>80</b>
(55-68) <b>D</b>	<b>64</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	