







**\*\* THREE BEDROOM SEMI-DETACHED HOME \*\***  
**NO CHAIN \*\* ABUNDANCE OF POTENTIAL \*\***

This semi-detached property in Utttoxeter is offered with no upward chain and requires some cosmetic updating but has strong potential. It includes a porch, hallway, lounge, dining room, kitchen, side passage with two store rooms, three bedrooms, a bathroom, and a separate WC.

The home benefits from gas central heating, double glazing, a fully boarded loft, and a new consumer unit and full rewire completed in December 2022.

Outside, there is off-road parking, a private landscaped rear garden which enjoys wonderful privacy, and a useful outbuilding. Situated close to Utttoxeter town centre, it offers easy access to local amenities, schools, transport links, and the A50.

Viewing by appointment only.





## Porch

A welcoming porch featuring a glazed frosted glass window to the side elevation and quarry-tiled flooring. The front door opens into the hallway, with a further internal door providing additional access.

## Hallway

The hallway offers a practical meter cupboard housing the rewired electrical consumer unit, electric and gas meters, and a telephone point. Equipped with coat hooks, motion sensor lighting, a thermostat, and a central heating radiator, it leads to the first-floor landing via a staircase. Internal doors provide access to the principal rooms.

## Lounge

A spacious lounge with a UPVC double-glazed window to the front elevation, central heating radiator, and a focal-point gas fireplace (please be aware this has been disconnected, however the supply remains in place), providing a comfortable and inviting living space.

## Dining Room

A generous dining area with a central heating radiator and smoke alarm, opening through a sliding internal door to:

## Kitchen

A well-appointed kitchen with a UPVC double-glazed window overlooking the rear garden. Fitted with a matching range of base and eye-level cupboards, drawers, and drop-edge work surfaces, complemented by tiling and motion sensor lighting. Features include a stainless-steel sink and drainer with mixer tap, a freestanding four-ring gas cooker with hob and grill, plumbing for additional under-counter appliances, and a gas central heating boiler. The kitchen also benefits from an under-stairs pantry with lighting and shelving, and an internal door leading to the side entry.



## Conservatory

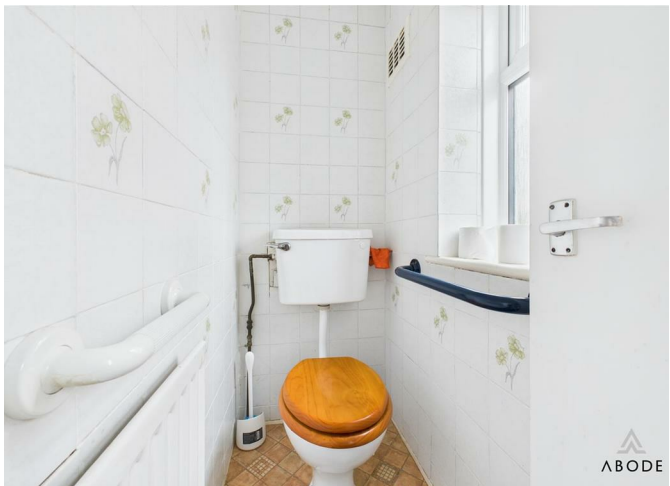
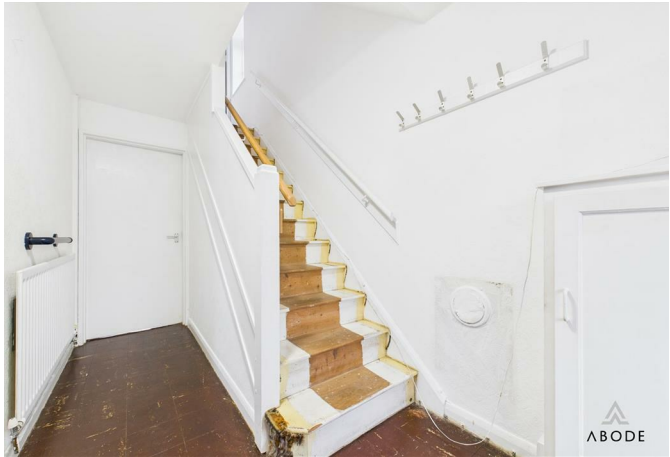
A light-filled conservatory with tiled flooring, windows on two rear-side elevations, and a Perspex pitched roof that now shows signs of age, offering an opportunity for rebuilding or refurbishment to restore it as an ideal space for relaxation or entertaining.

## Side Entry/Outbuildings

A practical space with a UPVC double-glazed window to the rear and a double-glazed composite front door. Ideal for utility purposes, it includes a workbench and provides access to useful outbuildings, including a storage area with timber racking.











## Landing

The first-floor landing features a UPVC double-glazed frosted glass window to the side, a loft hatch for access, motion sensor lighting and a smoke alarm. An airing cupboard houses the hot water immersion tank, shelving, and header tank. Internal doors lead to all bedrooms and bathrooms.

## Bedroom One

A generous master bedroom with a UPVC double-glazed window to the rear, central heating radiator, and a built-in storage cupboard with hanging rail and overhead shelving.

## Bedroom Two

A well-proportioned bedroom to the front elevation, with central heating radiator, TV aerial point, and additional shelving and handle rails.

## Bedroom Three

A comfortable third bedroom with a UPVC double-glazed window to the front, central heating radiator, TV aerial point, and coat hooks.

## Bathroom

A family bathroom with a UPVC double-glazed frosted window to the rear, featuring a panelled bath, pedestal wash hand basin, central heating radiator, and complementary wall tiling, now offering scope for modernisation to bring it back to its full potential.

## W.C.

A separate WC with a UPVC double-glazed frosted glass window to the side, low-level WC, central heating radiator, handrail, and tiled wall coverings.

## Storage Shed

With a UPVC double glazed side and entry door, a UPVC double glazed frosted glass window to the front elevation and pitched roof.















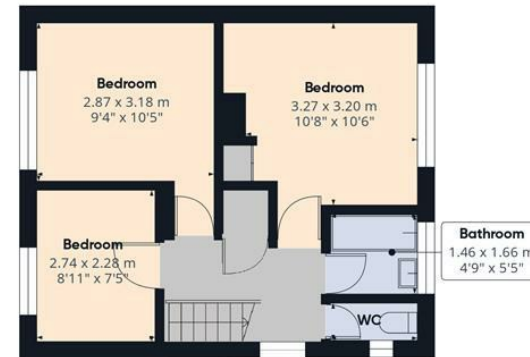








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
102.5 m<sup>2</sup>  
1103 ft<sup>2</sup>

(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**



