

**** NO CHAIN ** THREE BEDROOM
DETACHED CORNER PLOT ** GARAGE **
360 TOUR ****

This three-bedroom detached home, available with no upward chain, is located in a desirable area of Uttoxeter. The property is uPVC double glazed and gas centrally heated. The ground floor includes a hallway, cloaks/WC, dining room, kitchen, lounge, conservatory, three bedrooms with en-suite and family bathroom.

The well-maintained front garden includes driveway, parking and access to the garage. The spacious rear garden features a patio and lawn. Conveniently located near local amenities such as shops, schools, and a leisure centre, the property is also a short distance from Uttoxeter town centre. It provides easy access to the A50, connecting to major road networks. Viewings are strictly by appointment only.



 **ABODE**
SALES & LETTINGS

Porch

With a UPVC double glazed entry door leading into, tiled flooring throughout, central heating radiator, access to loft space via loft hatch, internal doors lead to:

Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low level WC, floating wash hand basin with mixer tap, central heating radiator.

Dining Room

With 2x UPVC double glazed windows to front and side elevations with shutters, staircase rising to the first floor landing with a useful under stairs storage cupboard, smoke alarm, central heating radiator, telephone point, internal doors lead to:

Kitchen

With a glazed window to the rear elevation, featuring a range of matching base and eye-level storage cupboards with woodblock effect drop edge preparation work surfaces and complementary tiling surrounding, range of integrated appliances including a four ring stainless steel gas hob with matching extractor hood, oven, grill, central heating Worcester Bosch combination gas boiler, one a half stainless steel sink and drainer with mixer tap, plumbing for under counter white goods, central heating radiator and internal door leading to:



Conservatory

With UPVC double glazed windows to all elevations with partial blinds, UPVC double glazed French doors leading to the rear garden, tiled flooring throughout, hot and cold water supply and electrical point.

Lounge

With a UPVC double glazed sliding door leading into the garden, the focal point of the room being the electric fireplace, TV aerial point x2, central heating radiator x2, and dimmer switch lighting.







Landing

With smoke alarm, airing cupboard with eye level shelving, smoke alarm, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the rear elevation with shutters, central heating radiator, built-in wardrobe with hanging rail and shelving, telephone point, internal door leads to:

En-suite

With a UPVC double glazed frosted glass window to the rear elevation, a three piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, corner shower cubicle with complementary tiling to wall coverings, chrome heated towel radiator, shaving and extractor fan.

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point and a range of built-in wardrobes and cupboards and access into loft space via loft hatch.

Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point and a range of built-in wardrobes and cupboards and access into loft space via loft hatch.

Bathroom

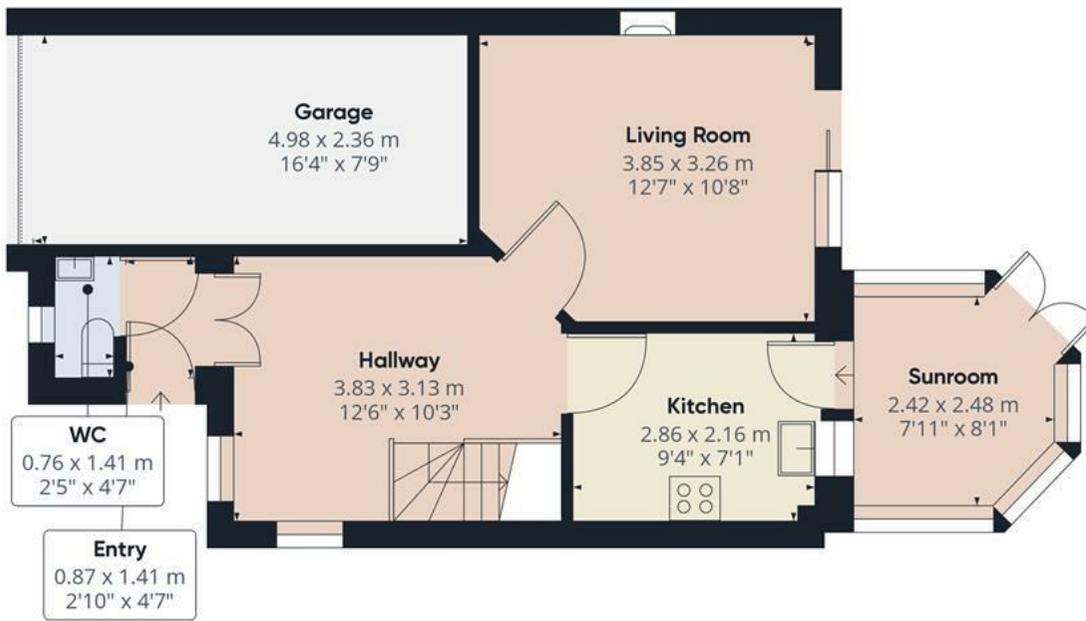
With a UPVC double glazed frosted glass window to the side elevation, featuring a three piece bathroom suite comprise a low level WC pedestal wash hand basin with mixer tap, panel bath unit with shower over, central heating radiator and shaving point.

Garage

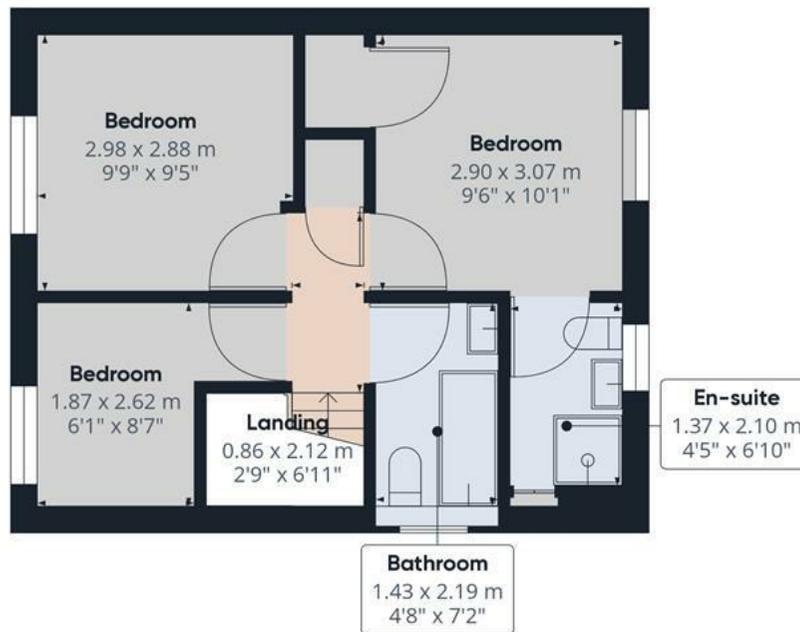
With up and over door to front elevation







Floor 0



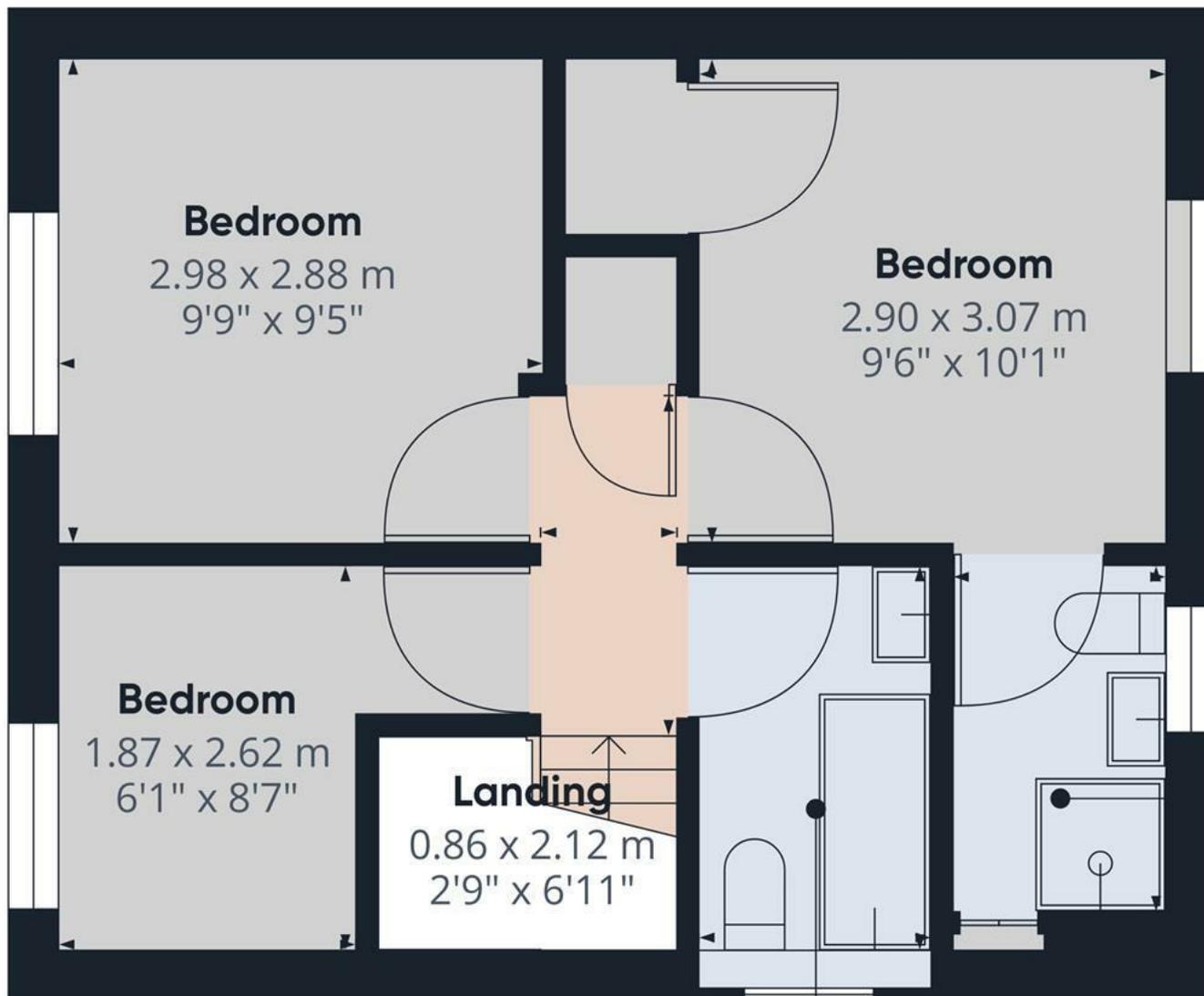
Floor 1

Approximate total area⁽¹⁾
85.93 m²
924.89 ft²

(1) Excluding 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.

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Bedroom
2.98 x 2.88 m
9'9" x 9'5"

Bedroom
2.90 x 3.07 m
9'6" x 10'1"

Bedroom
1.87 x 2.62 m
6'1" x 8'7"

Landing
0.86 x 2.12 m
2'9" x 6'11"

Bathroom
1.43 x 2.19 m
4'8" x 7'2"

En-suite
1.37 x 2.10 m
4'5" x 6'10"

Approximate total area⁽¹⁾

33.43 m²

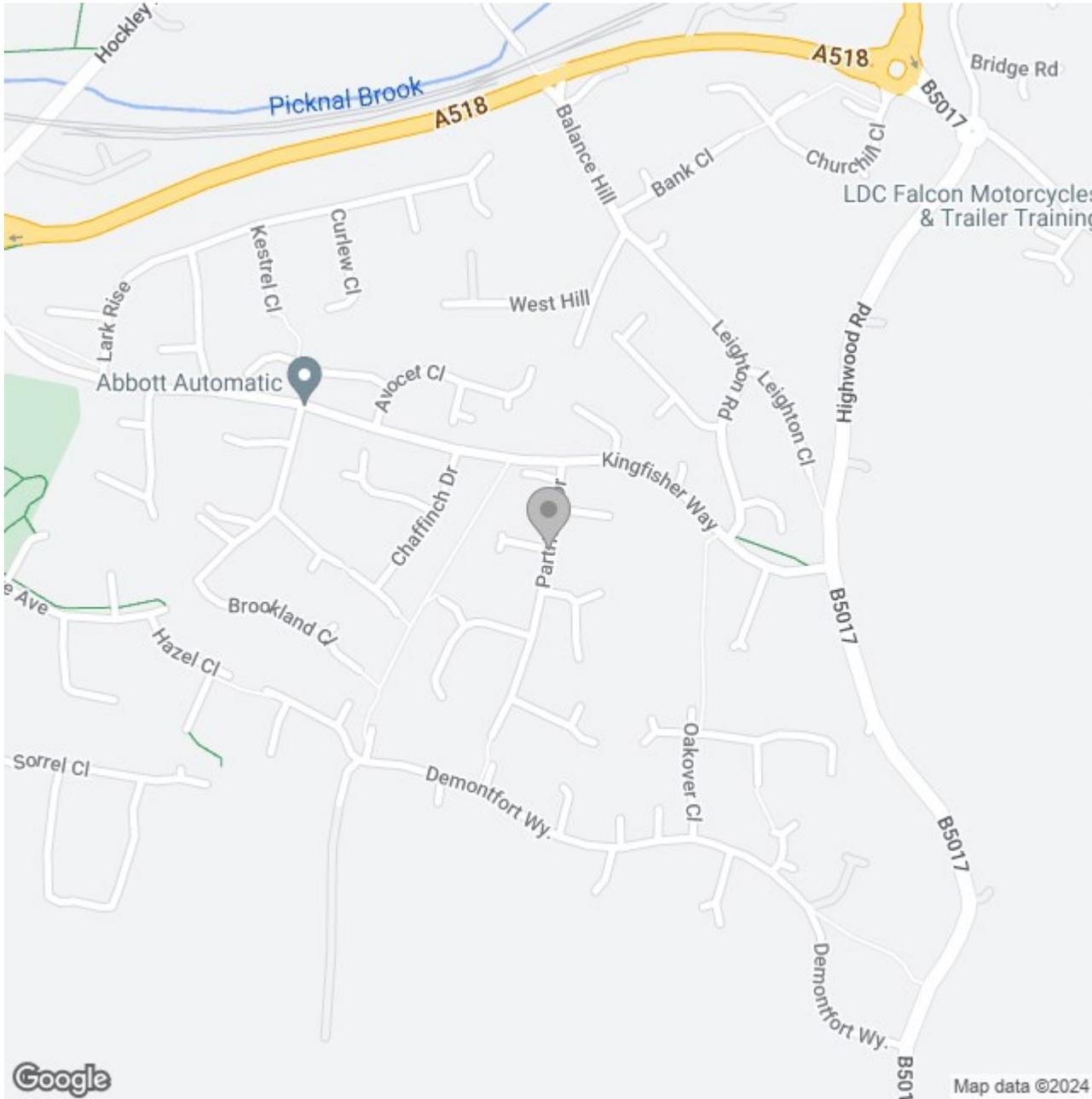
359.85 ft²

(1) Excluding balconies and terraces.

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	