





**** CHARACTER PROPERTY ** SPACIOUS DRIVEWAY
 ** THREE STOREY ** FOUR BEDROOMS ** MANY
 NEARBY LOCAL AMENITIES ****

This well-presented traditional character property offers excellent family accommodation with many original features. An internal inspection is essential to fully appreciate the size and standard of the accommodation on offer. Centrally located, it is just a short walk to the market town of Uttoxeter, which boasts excellent sports and leisure facilities, bars, restaurants, good schools, and local shopping. The property also offers easy access to the A50, connecting to the M1 and M6, as well as to Derby, Stoke, and Stafford. Additionally, Uttoxeter benefits from a local railway station.

In brief, the property comprises two reception rooms, a fitted kitchen with granite work surfaces, a family bathroom, and four bedrooms, with the master on the second floor featuring an extensive range of fitted wardrobes and a refitted en-suite. The driveway at the front of the property provides off-road parking for several vehicles, a terrace patio at the front, and side access to the rear courtyard garden and outbuilding.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



Hallway

With a UPVC double glazed door to front elevation, original Minton tiled flooring throughout, staircase rising to first floor landing, internal door leads to:

Dining Room

With a UPVC glazed window to the rear elevation, the focal point of the room being the gas fireplace with a timber Adam style surround, picture rail, stained glass over door windows, central heating radiator, smoke alarm, stained glass door leads to:

Lounge

With a UPVC double glazed bay window to the front elevation, central heating radiator, the focal point of the room being the gas fireplace with surround, TV aerial point and internet point.

Kitchen

With a UPVC double glazed window to the side elevation, tiled flooring throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. Integrated appliances include a ceramic Belfast sink with chrome mixer tap, oven/grill, four ring electric induction hob with stainless steel extractor hood, plumbing for undercounter white goods, smoke alarm, internal timber panel door leads to:

Pantry

With quarry tiled flooring throughout, timber panelling to lower half, space for further freestanding white goods.



Landing

With smoke alarm, staircase rising to the second floor, dado rail, internal doors lead to:

Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with original tiles and picture rail.





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Bedroom Three

With a UPVC double glazed window to the rear elevation, feature fireplace with original tiling, built-in storage cupboards to base and eye level, picture rail and central heating radiator.

Bedroom Four

With a UPVC double glazed window to the front elevation, telephone point and central heating radiator.

Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three piece bathroom suite comprising of low-level WC, freestanding enamel clawed feet freestanding bath with chrome top fittings, pedestal wash hand basin chrome tap fittings, complementary tiling to lower half and panelled flooring throughout, electric fan heater, central heating radiator and spotlighting to ceiling.

Second Floor

Bedroom One

Featuring a range of built-in fitted wardrobes comprising of hanging rails and shelving, built in eaves storage space, access to loft space via loft hatch, smoke alarm, spotlighting to ceiling, window to the front elevation and a timber glazed window ceiling, central heating radiator and internal door leading to:

En-suite

Featuring a three-piece shower room suite comprising of low-level WC, pedestal wash hand basin with chrome tap fittings, double walk-in shower cubicle with glass screen with waterfall showerhead, Milano Windsor central heating radiator, extractor fan and spotlighting to ceiling.

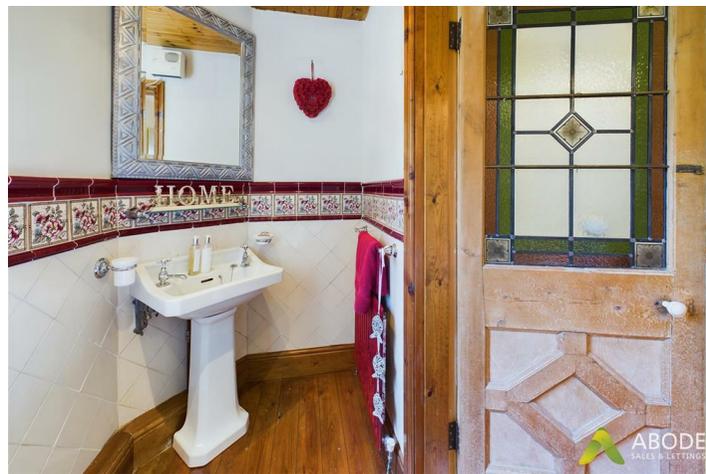
Outside

Double gates open to a spacious amount of off-road parking, with steps ascending to a terrace patio adorned with flower and shrub plantings. A side door leads to a ginnel, which provides access to the block-paved courtyard rear garden, where you'll find:

Outbuilding:

Courtyard area with rear entry to the property and an outbuilding featuring double glazed windows and plumbing for a washing machine.



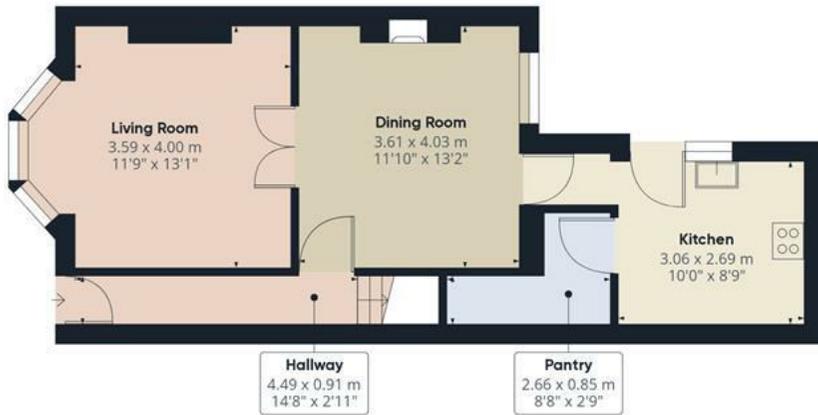








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Floor 0



Floor 1



Floor 2

Approximate total area

117.73 m²
1267.24 ft²

Reduced headroom

0.81 m²
8.73 ft²

(1) Excluding balconies and terraces

⌘ Reduced headroom
(below 1.5m/4.92ft)

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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