





**\*\* FOUR BEDROOMS \*\* EN-SUITE \*\* EXCEPTIONALLY WELL MAINTAINED ACCOMMODATION \*\* SPACIOUS DRIVEWAY \*\* CUL DE SAC LOCATION \*\***

Presenting this beautiful detached family home, beautifully presented and cosmetically upgraded by its current owner, is situated in a sought-after location. Uttoxeter, a market town with good transport links to the A50 and its connections to the M1 and M6, as well as to Derby, Stoke, and Stafford, boasts a local railway station. The area offers excellent sports and leisure facilities, local shopping options, and good schools.

The property includes a lounge, dining room, conservatory, kitchen, guest cloakroom, utility room, four bedrooms, en suite, and family bathroom.

A driveway provides off-road parking for several vehicles, leading to the attached garage and delightful gardens at the front and rear. Viewing is essential to appreciate the standard of accommodation on offer.

Viewing by appointment only.



## Hallway

With a double glazed composite front entry door leading into, smoke alarm, staircase rising to the first floor landing, thermostat and internal doors leading to:

## Family Room

With a UPVC double glazed window to the front elevation, central heating radiator. The room functions a multitude of uses to a discerning buyer which could be utilised as a games room, family room and/or study.

## Lounge

With a UPVC double glazed bay window to the front elevation, focal point fireplace, central heating radiator, door leads to:

## Dining

With central heating radiator, timber double glazed doors leading to:

## Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching high gloss base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include a one and a half ceramic container with chrome mixer tap, four electric hob with stainless steel extractor hood and oven/grill, fridge, freezer, useful under stairs storage cupboard, central heating radiator, spotlighting to ceiling with LED downlighting and internal door leading to:



## Conservatory

With UPVC double glazed windows to rear and side elevations with UPVC double glazed double doors leading to the rear patio and central heating radiator.







### Utility Room

With a UPVC double glazed window to the rear elevation, central heating radiator, matching base and eye level storage cupboards, roll top granite effect preparation work surfaces with complementary tiling surrounding, stainless steel sink and drainer with mixer tap, space for freestanding and plumbing space for white goods, UPVC double glazed frosted side entry door, internal door lead to:

### Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low level WC, wash hand basin with mixer tap and tiled splash back and central heating radiator.

### Landing

With a UPVC double glazed window to the front elevation, access to loft space via loft hatch with pulldown ladders, airing cupboard housing the central heating combination gas boiler, internal doors lead to:



### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, built-in wardrobes with mirrored fronts comprising of hanging rails and shelving, internal door leads to:

### En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with chrome mixer tap, enclosed shower cubicle with tiling to wall coverings, extractor fan and central heating radiator.

### Bedroom Two

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

### Bedroom Three

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

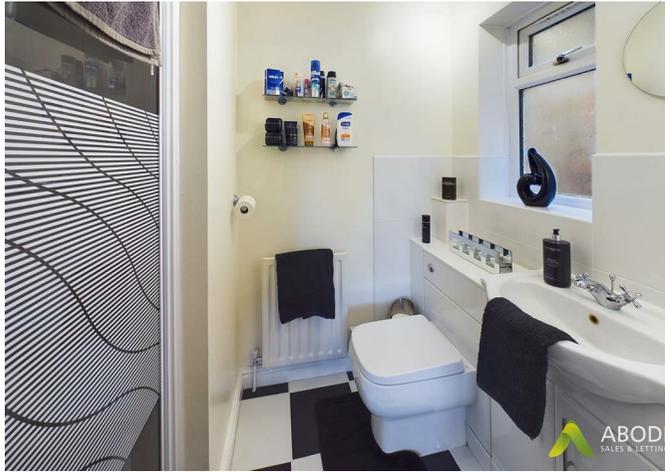
### Bedroom Four

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



### Bathroom

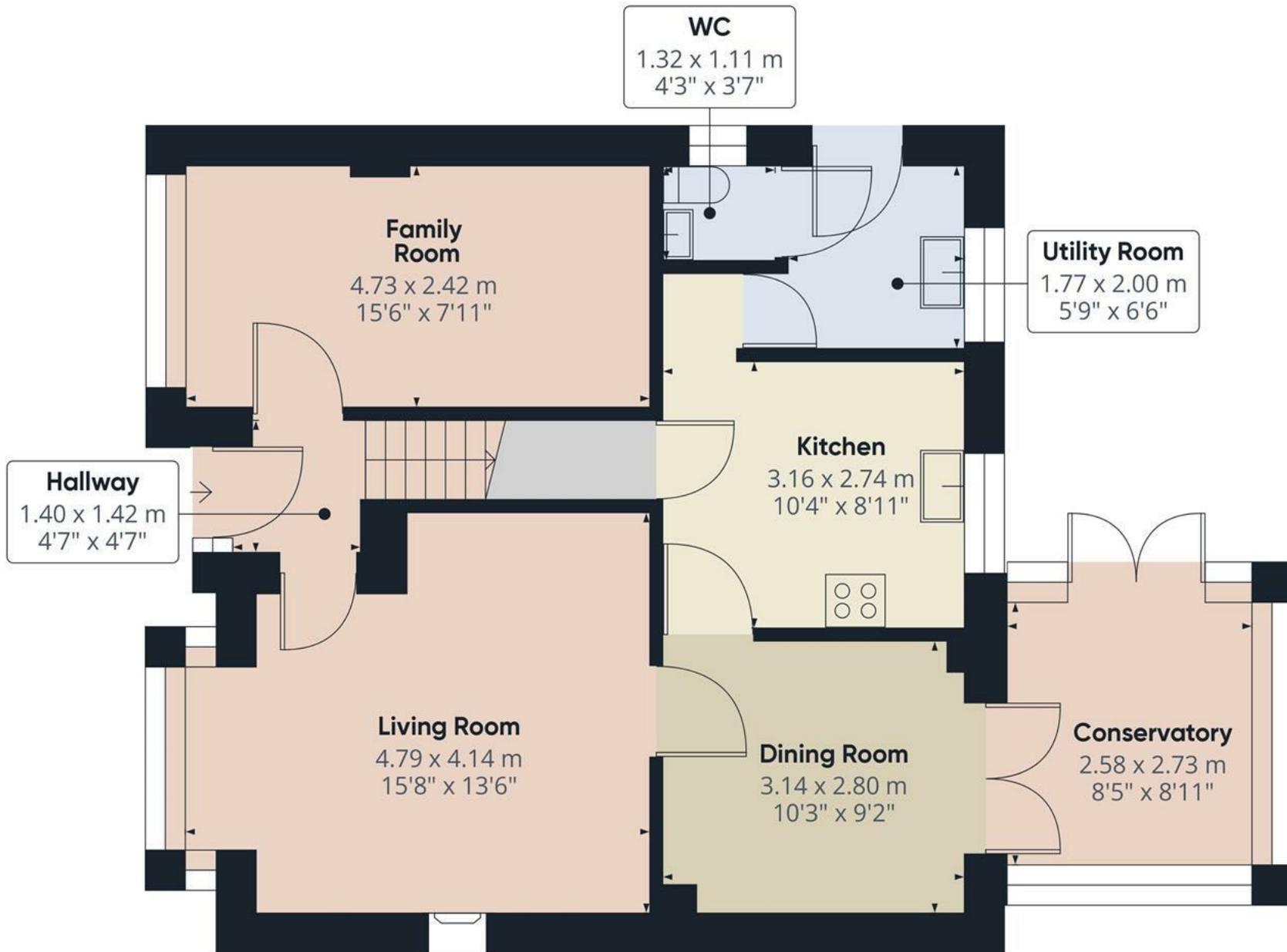
With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low level WC, wash hand basin with mixer tap, bath unit with glass screen, complementary tiling to a floor and wall coverings, heated towel radiator and extractor fan.











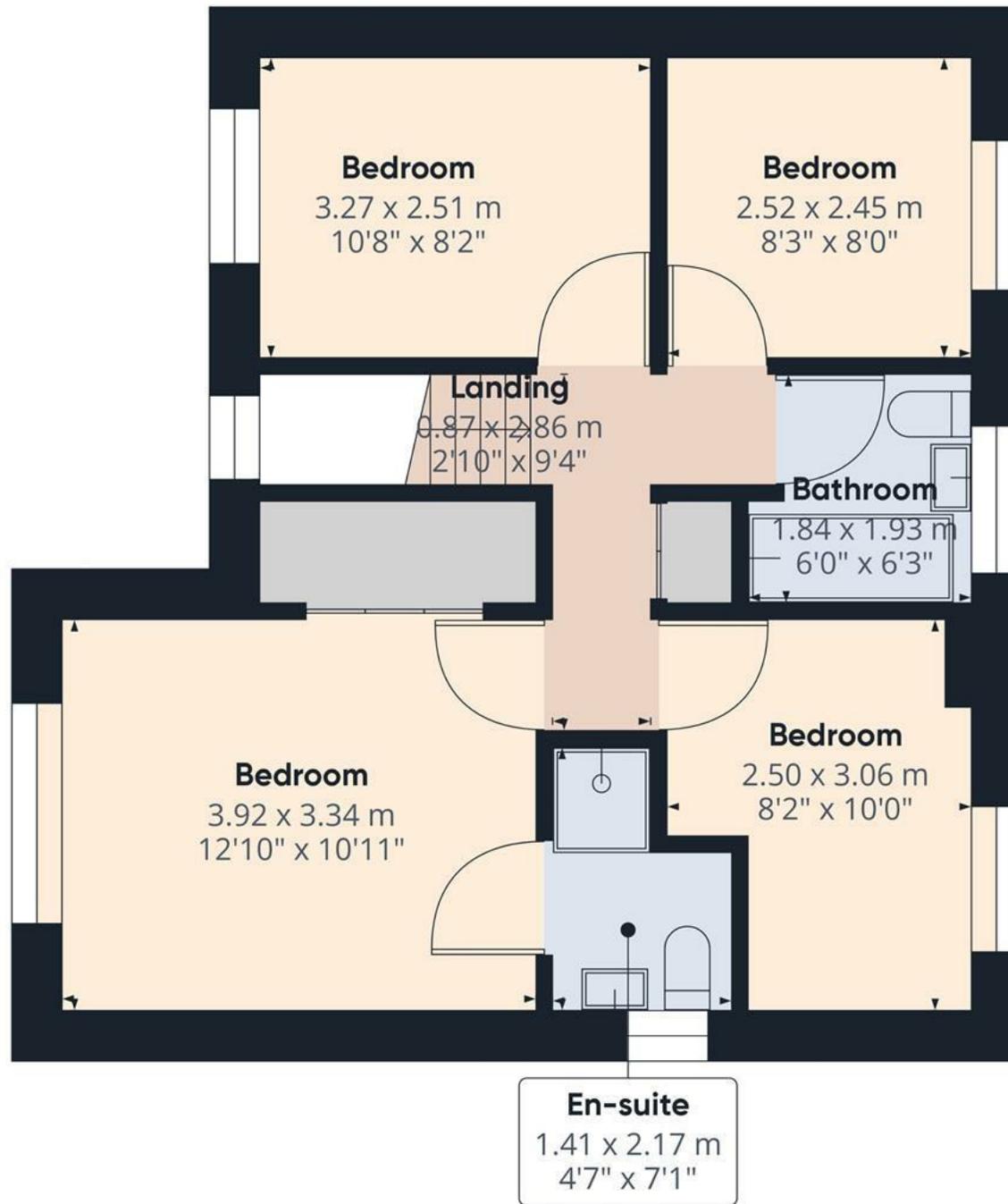
Approximate total area<sup>(1)</sup>  
66.15 m<sup>2</sup>  
712.06 ft<sup>2</sup>

(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.

Floor 0

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Floor 1

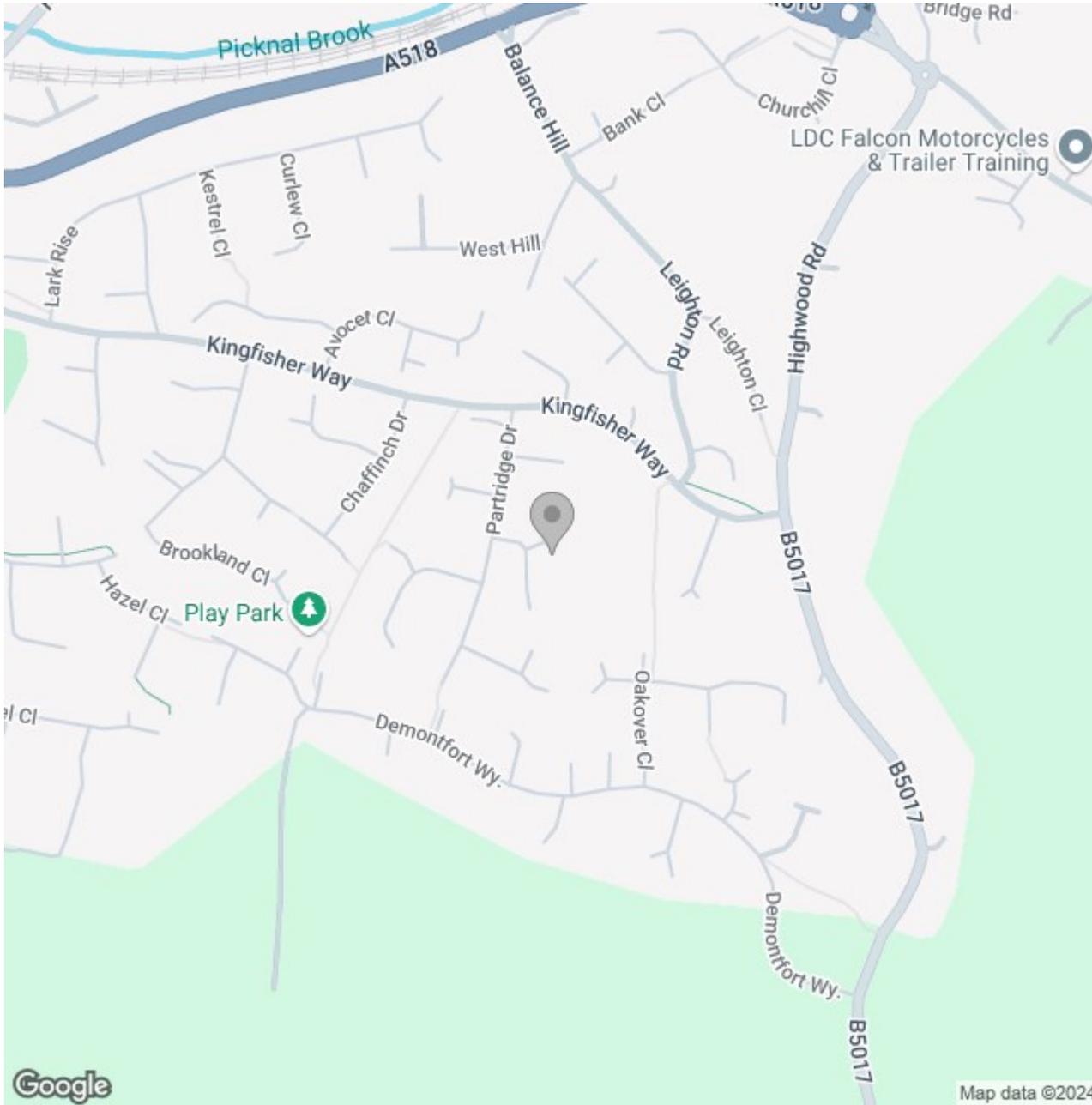
Approximate total area<sup>(1)</sup>

46.85 m<sup>2</sup>  
504.31 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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	