





FOUR BEDROOM DETACHED | EXTENSIVE REAR GARDENS |
BESPOKE KITCHEN EXTENSION | CUL-DE-SAC LOCATION

Situated at the end of a quiet cul-de-sac on the outskirts of Uttoxeter, this impressive four bedroom detached home offers spacious, modern living with a stunning rear kitchen extension and generous gardens ideal for families.

The accommodation briefly comprises a welcoming reception hallway with guest cloakroom/WC, a bay-fronted lounge with feature fireplace, and a superb open-plan kitchen/diner forming the heart of the home. The bespoke kitchen features a granite breakfast island, quality integrated appliances and anthracite bi-folding doors opening onto the patio, flooding the space with natural light and creating seamless indoor-outdoor living. A separate utility room and versatile additional reception room — ideal as a home office, gym or snug — complete the ground floor.

To the first floor are four well-proportioned bedrooms, with en-suite shower rooms to both the principal and second bedrooms, plus a contemporary family bathroom.

Externally, the property benefits from double-width off-road parking leading to a garage, with gated access to the extensive rear garden. Predominantly laid to lawn with a stone patio seating area, the garden provides the perfect space for entertaining and family enjoyment.

Conveniently located within easy reach of local schools, shops and leisure facilities, and just a short distance from Uttoxeter town centre, the property also benefits from uPVC double glazing and gas central heating throughout.

Viewing by appointment only.



Hallway

Accessed via a stylish composite front door with adjoining uPVC double glazed frosted glass panel, the welcoming hallway features complementary tiled flooring, a central heating radiator and a balustrade staircase rising to the first floor. A smoke alarm is fitted and internal doors lead to:

Cloakroom/W.C.

Appointed with a low-level WC and a contemporary corner floating wash hand basin with complementary tiling to both floor and part walls. Additional features include a central heating radiator and extractor fan.

Living/Dining Kitchen

Undoubtedly the heart of the home, this impressive open-plan living dining kitchen has been thoughtfully extended to create a superb family and entertaining space. Flooded with natural light from two uPVC double glazed windows to the rear and side elevations with fitted shutter blinds, the space is further enhanced by anthracite uPVC bi-folding doors and additional ceiling windows, seamlessly connecting the indoors with the garden.

The bespoke kitchen is centred around a stunning breakfast island with granite work surfaces, base level storage cupboards, integrated washing machine, and a stainless steel sink with inset drainer and mixer tap. A five-ring Neff gas hob with matching stainless steel extractor hood, double ovens with hide-and-slide doors, and a comprehensive range of matching base and eye-level units and drawers complete the space. Spot lighting to the ceiling, complementary tiled flooring and a central heating radiator add the finishing touches. An internal door leads to:



Utility Room

With a uPVC double glazed window to the side elevation and matching tiled flooring, the utility room provides additional preparation space with work surfaces, storage cupboards and space for freestanding and under-counter appliances. It also houses the electrical consumer unit and an integrated cupboard containing the central heating combination boiler.







Family Room

A versatile additional reception room with uPVC double glazed sliding doors opening onto the garden and a further side window, offering flexibility to suit a variety of needs. Currently utilised as a gym, it would equally serve as a home office, study, snug or playroom. Features include a loft hatch, central heating radiator and integrated Bluetooth ceiling speaker system.

Lounge

A beautifully presented reception room boasting a uPVC double glazed box bay window to the front elevation, allowing for an abundance of natural light. The room benefits from two central heating radiators and a focal point fireplace with marble-style surround. Oak double doors open through to:

Landing

The landing provides access to the loft via a hatch with pull-down ladder; the loft is fully boarded, offering excellent additional storage. An integrated storage cupboard with shelving is also located on the landing. Doors lead to:

Bedroom One

A spacious principal bedroom with a uPVC double glazed window to the front elevation, central heating radiator and ceiling spotlights. A range of built-in mirrored wardrobes provide ample hanging and shelving space. An additional built-in cupboard offers further storage. Door to:

En-suite

Comprising a modern three-piece suite including a low-level WC, vanity wash hand basin with mixer tap, and double shower cubicle with waterfall shower head. Complementary wall tiling, ceiling spotlights, heated towel radiator, extractor fan and a uPVC double glazed frosted window to the front elevation complete the space.

Bedroom Two

With a uPVC double glazed window to the rear elevation, central heating radiator and a combination of double and single built-in cupboards providing excellent storage.

Bedroom Three

Featuring a uPVC double glazed window to the front elevation, central heating radiator and a useful over-stairs storage cupboard with shelving and hanging rail.

Bedroom Four

With a uPVC double glazed window to the rear elevation, central heating radiator and a built-in storage cupboard with shelving.

Family Bathroom

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Complementary wall tiling, chrome heated towel radiator, ceiling spotlights, extractor fan and a uPVC double glazed frosted window to the rear elevation complete this well-appointed family bathroom.

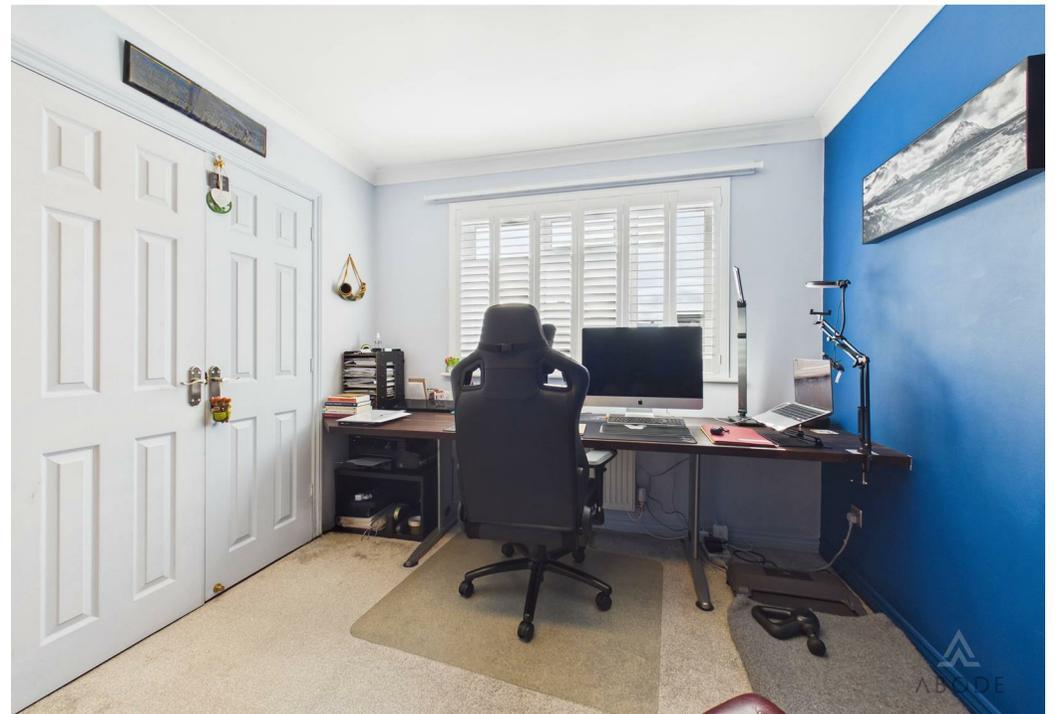
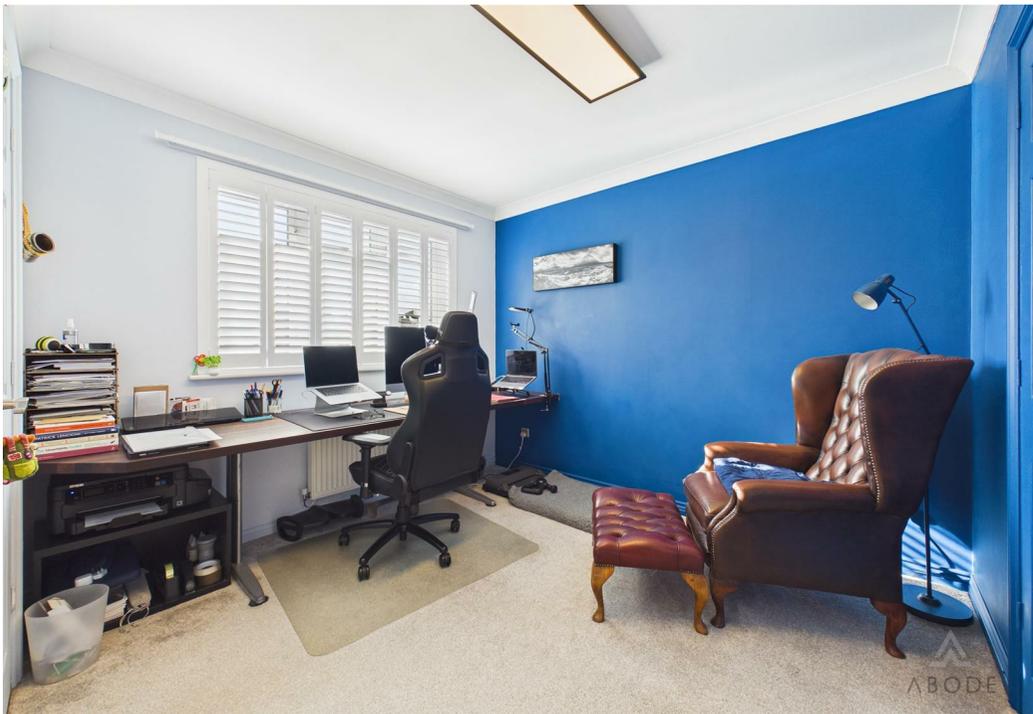
Outside

To the front of the property, a tarmac double-width driveway provides ample off-road parking and leads to the partially converted garage. The frontage is bordered by established laurel hedging, creating a defined perimeter and enhancing privacy, with a neatly presented foregarden completing the approach. Gated access to the side leads through to the rear garden.

The rear garden enjoys a desirable south-facing aspect and features an Indian stone paved patio, ideal for relaxing and outdoor seating. A second stone patio provides an excellent space for al fresco dining, complemented by a timber pergola. The garden is attractively enclosed by timber fence panels and concrete posts, with well-stocked herbaceous borders, mature planting and established trees offering a high degree of privacy. The majority of the garden is laid to lawn, and there is also a part-walled boundary to the front section.





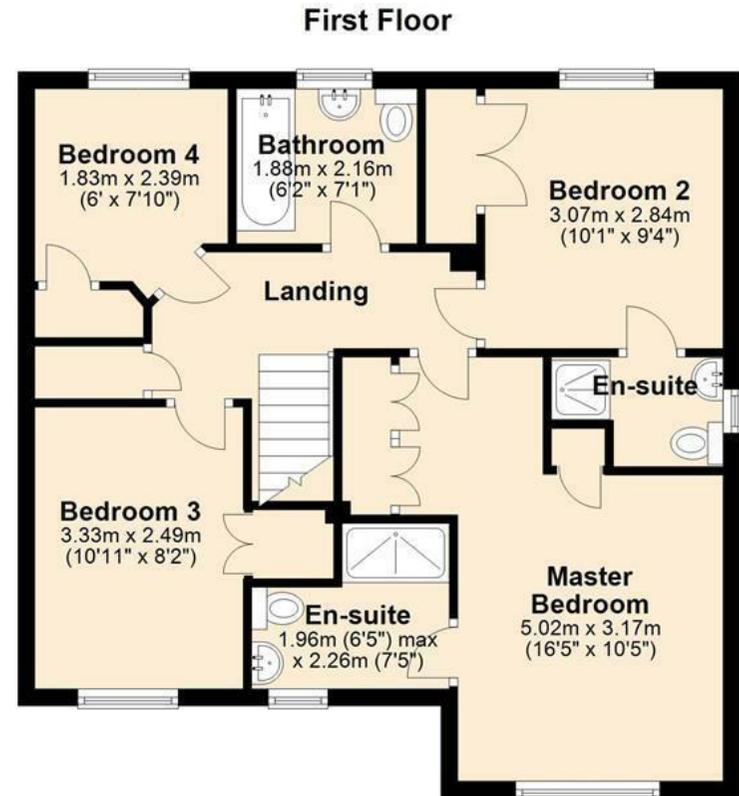


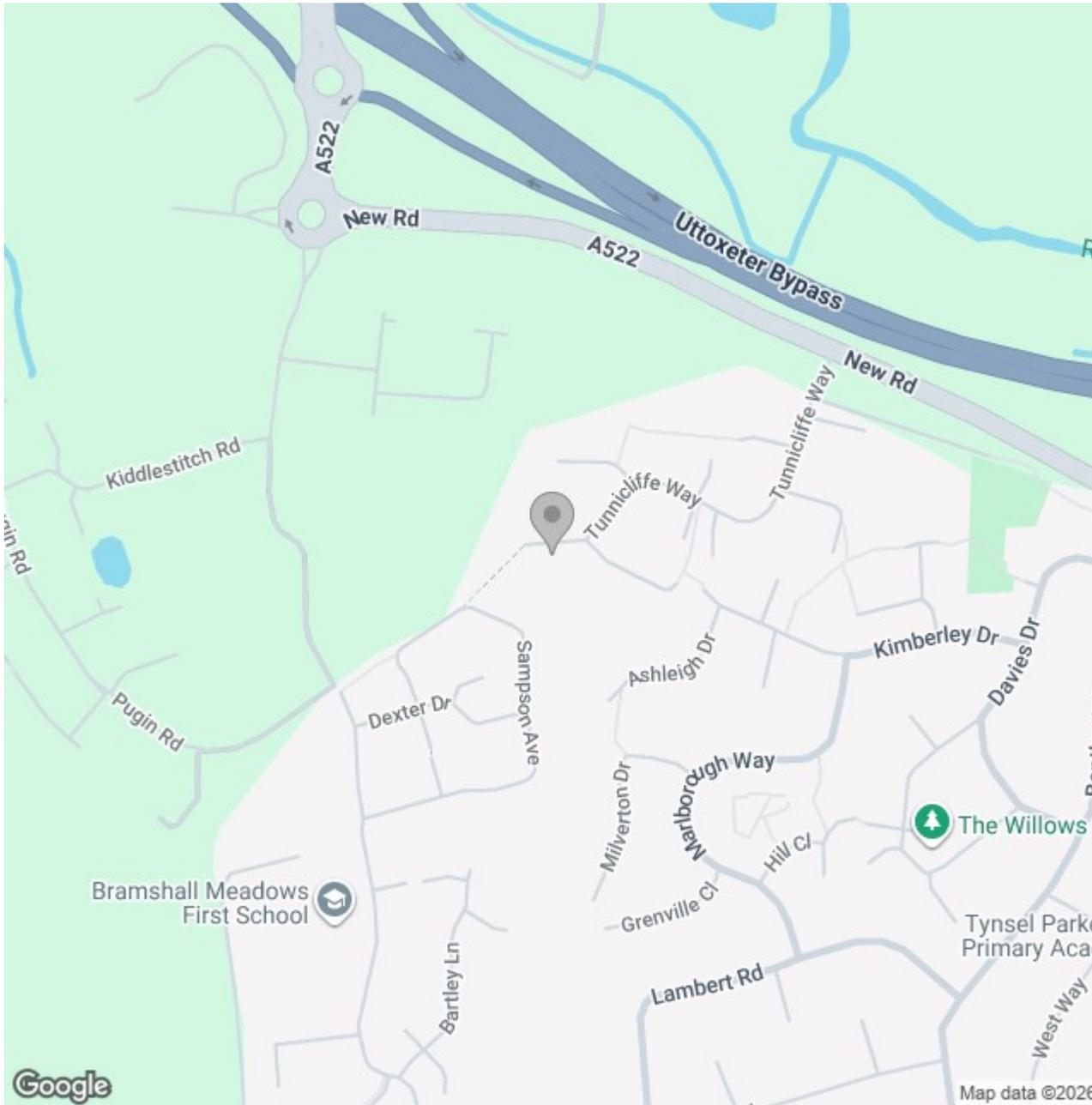




ABODE







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	