





NO UPWARD CHAIN

Beautifully presented, detached three-bedroom home located in a pleasant, conveniently situated cul-de-sac location, within walking distance of local shops, schools and amenities. Inside, the property features a welcoming hallway, a cloakroom/WC, a comfortable living room, a dining room, a well-appointed kitchen/diner and utility room. Upstairs, there are three bedrooms as well as a family bathroom with a four-piece suite.

Outside, the property offers a double driveway leading to an attached garage (partial conversion). Attractive easily maintained lawned garden with well stocked perennial borders. The large side elevation presents a great opportunity for greenhouse and/or larger sheds.

This property is conveniently situated within easy reach of local amenities such as shops, schools, and a leisure centre, with the centre of Uttoxeter only a short distance away.



Hallway

With a double glazed timber front entry door, complementary tiled flooring throughout, central heating radiator Nest thermostat, electrical consumer unit, staircase rising to the first floor landing, internal doors leading to:

Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC, central heating radiator, corner wash hand basin with mixer tap and tiled splashback with base level storage unit and hand towel rail.

Lounge

With the focal point of the room being the limestone fireplace with electric fire, UPVC double glazed window to the front elevation, central heating radiator, telephone point, carbon monoxide detector. TV aerial point, dimmer switch lighting, opening leading to:

Dining Area

With a central heating radiator and UPVC sliding door leading to the rear patio with vertical blind.







Kitchen/Diner

With a UPVC double glazed window to the rear elevation and a set a UPVC double glazed sliding doors leading to the rear patio, complementary tiled flooring throughout, useful under stairs pantry cupboard. The recently refitted Howdens kitchen features a range of matching base and eye level storage cupboard and drawers with Quartz effect preparation work surfaces and a range of integrated appliances, including double oven, four ring induction electric hob with recirculating extractor hood, LED ceiling lights, one and a half stainless steel sink drainer with mixer tap, breakfast island with built-in fridge. Other additions include dishwasher and corner carousel cupboard units and pan drawers, extractor fan, central heating radiator, coving to ceiling and internal doors leading to:

Utility Room

With a UPVC double glazed side entry door, Sheila Maid Airer, matching base and eye level storage cupboards with drop edge preparation work surfaces and tiling surrounding, plumbing and freestanding space for white goods, one and a half stainless steel sink and drainer with mixer tap, central heating radiator and spot lighting to ceiling.



Landing

Landing - With a UPVC double glazed window to the side elevation, pull down ladder giving access to the loft which houses a Valliant combi gas boiler. Airing cupboard with base shelving, smoke alarm. Internal doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, freestanding triple wardrobe with feature mirror doors, LED light fitting with remote control fan, central heating radiator, internal door leading to:

Bedroom Three/Nursery Room

The room consists of a UPVC double glazed window to the front of elevation, built in wardrobe and a central heating radiator.

Bedroom Two

With a UPVC double glazed window to the rear elevation, built in wardrobe, chest of drawers and central heating radiator.



Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, complementary tiling to both floor and walls and featuring a four-piece bathroom suite comprising wash hand basin with mixer tap, bath with mixer tap and shower head attachment, separate shower cubicle and shower with glass screen and low level WC. LED motion sensitive bathroom mirror, chrome heated towel radiator, electric shaver point, extractor fan and ceiling spotlights.

Garage


With an up and over and door to the front elevation, electric point, water tap connection and entry into loft space storage area.



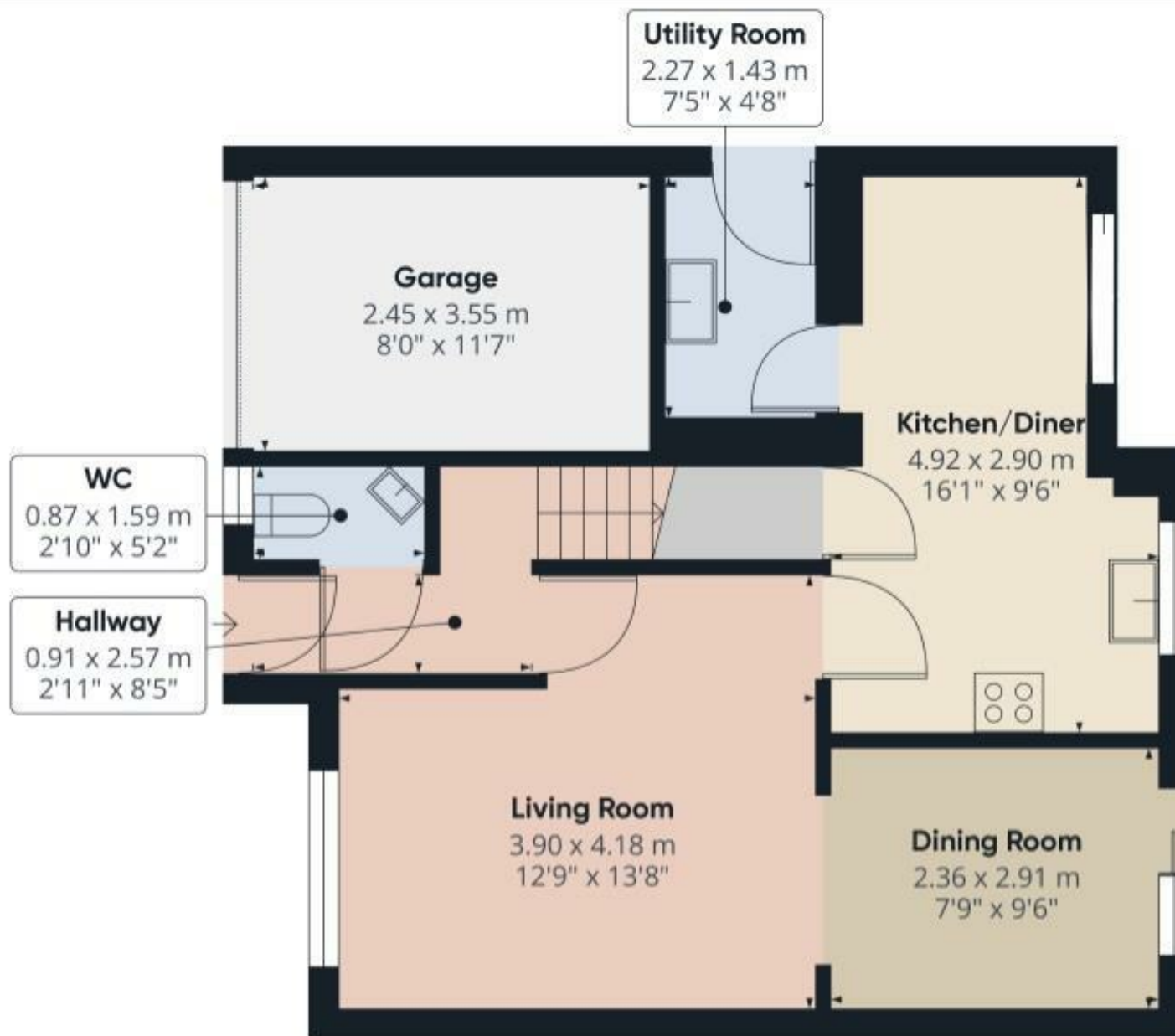






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0

Approximate total area⁽¹⁾

53.51 m²

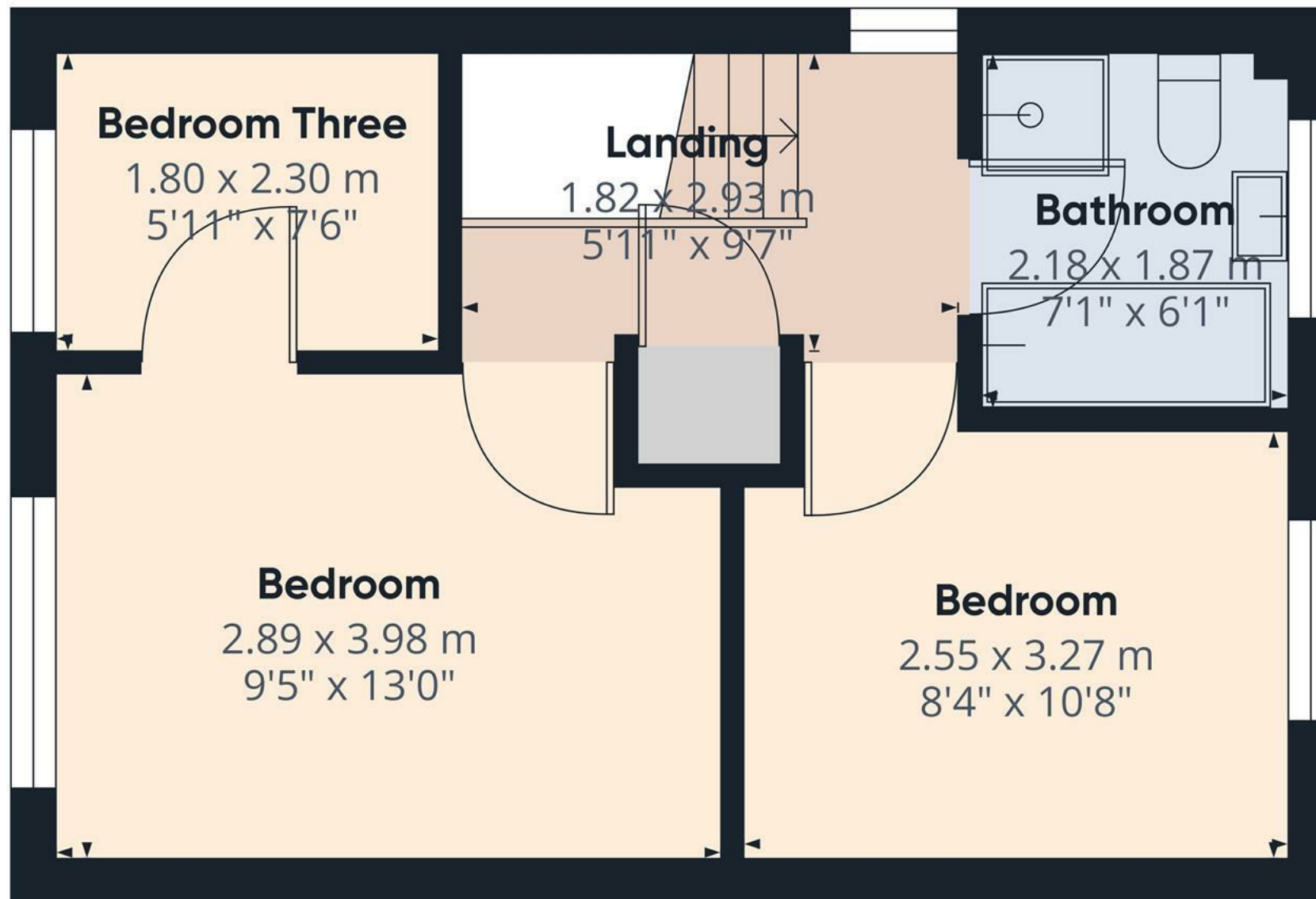
575.97 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Approximate total area⁽¹⁾

32.65 m²

351.44 ft²

(1) Excluding balconies and terraces

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Floor 1

