







**FOUR-BEDROOM DETACHED HOME | UPGRADED  
KITCHEN-DINER | SOUTH-FACING GARDEN |  
DOUBLE-WIDTH DRIVEWAY**

Situated in a sought-after estate on the outskirts of Uttoxeter, this beautifully presented four-bedroom detached home offers modern living with a range of desirable features. The property is fully uPVC double glazed and gas centrally heated.

The ground floor comprises an entrance hallway, cloakroom/WC, dining room, and a newly replaced and upgraded kitchen-diner with modern fittings. There is also a spacious lounge with bay window to front and a convenient cloaks/W.C.

Upstairs, all four bedrooms benefit from built-in storage. The master bedroom and second bedroom each feature en-suite shower rooms, while a separate family bathroom serves the remaining bedrooms.

Externally, the property boasts a double-width driveway for ample off-road parking. A gated side entrance leads to the generous south-facing rear garden, mainly laid to lawn with a patio—perfect for outdoor enjoyment.

Conveniently located with easy access to the A50, linking the M1 and M6 for easy commuting. Viewings are by appointment only.



**ABODE**  
SALES & LETTINGS



### Hallway

With a staircase rising to the first-floor landing, complementary tiling throughout, a smoke alarm, a central heating radiator, a UPVC double-glazed frosted window to the front elevation, a thermostat, and internal doors leading to:

### W.C.

With tiled flooring throughout, a central heating radiator, a low-level WC, a corner wash hand basin with a tiled splashback, and an extractor fan.

### Lounge

With a UPVC double-glazed box bay window to the front elevation, two central heating radiators, a telephone point, and a TV aerial point.

### Kitchen/Diner

With a UPVC double-glazed window to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with Quartz-effect drop-edge preparation work surfaces and complementary tiling to both the floor and walls.

A range of built-in appliances includes a four-ring gas hob with a built-in extractor, oven, and grill, a fridge, freezer, dishwasher, and a 1½ stainless steel sink and drainer with a mixer tap. Additional features include LED downlighting, a wine rack, and a central heating radiator.

A UPVC double-glazed door leads to the rear patio, with adjoining UPVC double-glazed units. An internal door leads to:



### Dining Room

With a UPVC double-glazed window to the rear elevation and panelled flooring throughout.

### Bedroom One

With a UPVC double-glazed window to the front elevation, a central heating radiator, a telephone point, TV aerial point, and a range of built-in wardrobes complete with hanging rails and shelving. A further built-in cupboard provides additional wardrobe and cupboard space, also featuring hanging rails and shelving.











### En-suite

Featuring a three-piece shower room suite, comprising a low-level WC, pedestal wash hand basin, and a double shower cubicle with a shower over. Additional features include complementary tiling to the wall coverings, a chrome heated towel radiator, a central heating radiator, an extractor fan, a shaving point, and ceiling spotlighting.

### Bedroom Two

With a UPVC double-glazed window to the rear elevation, a central heating radiator, TV aerial point, and a double wardrobe with hanging rails and shelving. An internal door leads to:

### En-suite

With a UPVC double-glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising a low-level WC, pedestal wash hand basin, and a shower cubicle with complementary tiling to the wall coverings. Additional features include a chrome heated towel radiator, central heating radiator, and extractor fan.

### Bathroom

With a UPVC double-glazed frosted window to the rear elevation, featuring a three-piece bathroom suite comprising a low-level WC, pedestal wash hand basin, and a bath unit with complementary tiling surround. Additional features include a central heating radiator, chrome heated towel radiator, extractor fan, and ceiling spotlighting.

### Bedroom Three

With a UPVC double-glazed window to the front elevation, a central heating radiator, and a useful over-stairs storage cupboard comprising eye and base-level shelving.

### Bedroom Four

With a UPVC double-glazed window to the rear elevation and a built-in wardrobe with shelving.























Floor 0

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

121.05 m<sup>2</sup>

1302.97 ft<sup>2</sup>



Floor 1

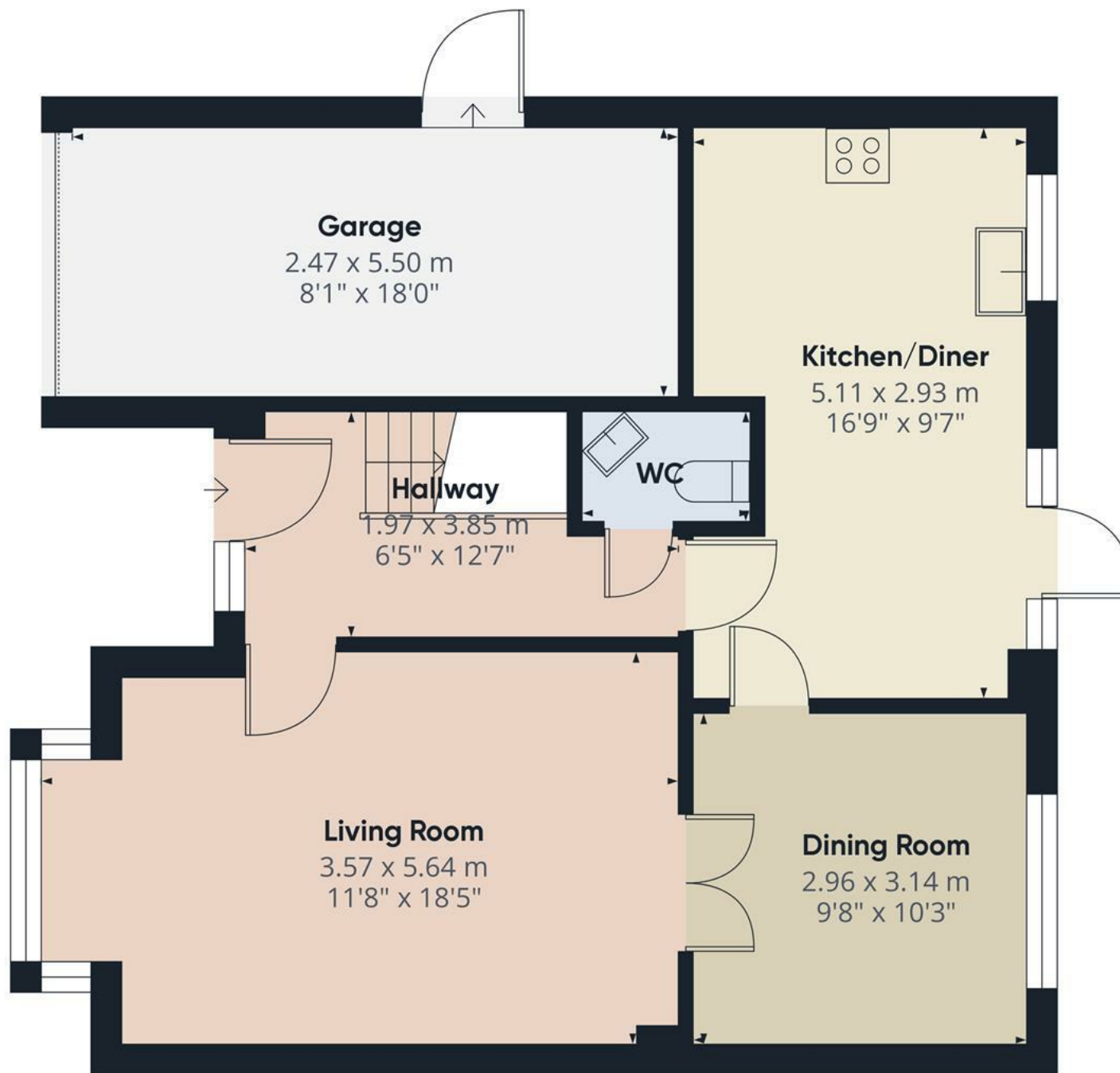
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0

Approximate total area<sup>(1)</sup>  
65.43 m<sup>2</sup>  
704.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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

55.62 m<sup>2</sup>  
598.69 ft<sup>2</sup>

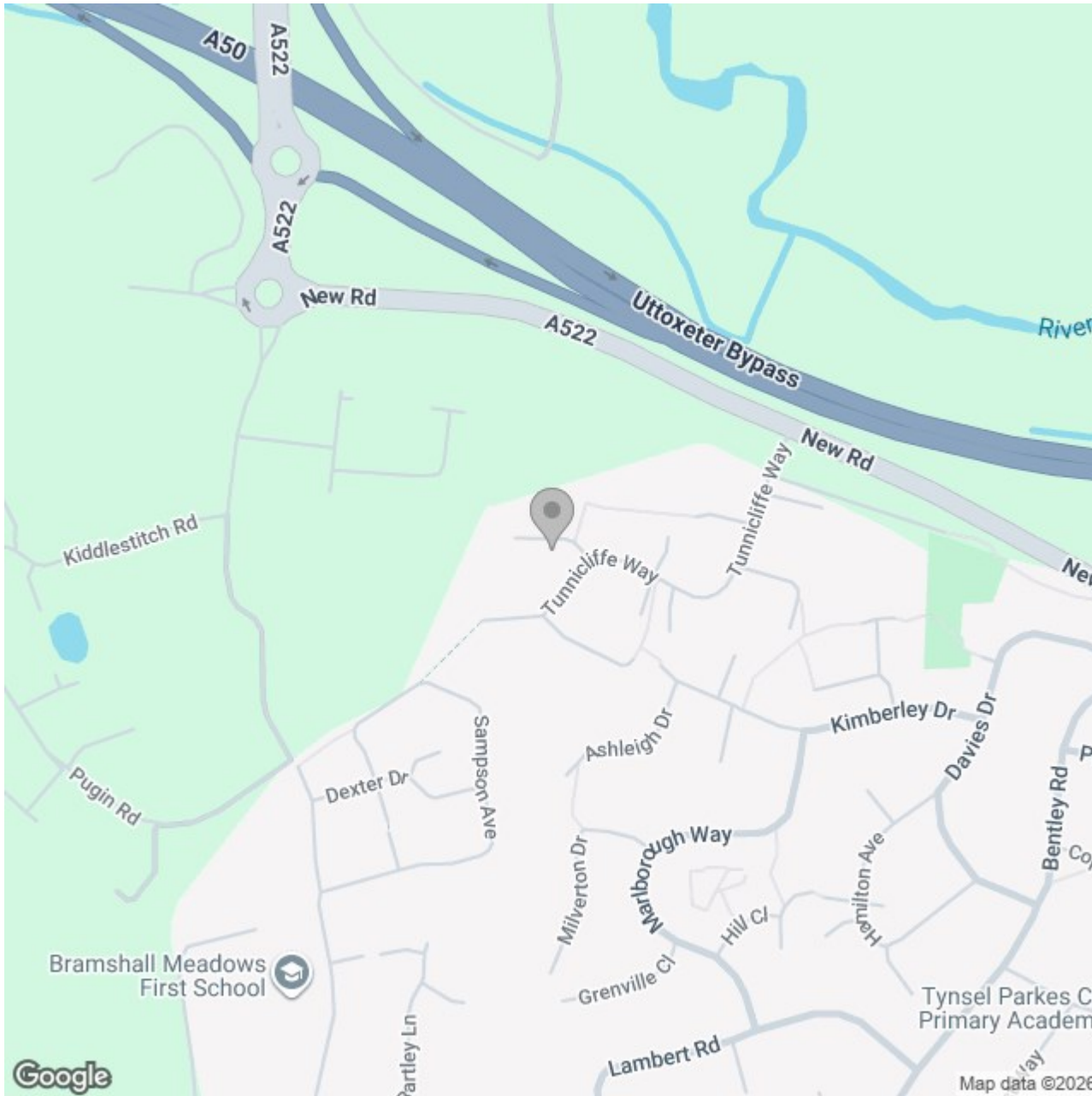
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## Energy Efficiency Rating

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