





This modern three-bedroom detached home, built in 2020, offers stylish and well-planned living in a convenient edge-of-town location near Uttoxeter. Benefitting from a high energy performance and a detached garage.

The property features a spacious layout including a bright dual-aspect lounge, an open-plan kitchen/diner with integrated appliances and French doors to the garden, a handy utility cupboard, and a ground floor WC. Upstairs, there are three bedrooms, including a principal bedroom with en-suite and Juliet balcony, along with a contemporary family bathroom.

Externally, the home sits on a corner plot with a patio and mainly lawn, extending behind the detached garage. A gated entry provides access to the driveway providing ample off-road parking, as well as a detached garage. Additional benefits include uPVC double glazing, gas central heating, and excellent commuter links via the A50, M1, M6, and nearby train station.

Viewing by appointment only.



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Hallway

Entered via a composite front door, the welcoming hallway provides access to the staircase rising to the first-floor landing. Features include a central heating radiator, consumer unit, thermostat and doorbell chime, with an internal door leading through to the main living accommodation.

Lounge

A bright and spacious reception room enjoying dual-aspect natural light from two UPVC double-glazed windows to the front and side elevations. The room also benefits from two central heating radiators.

Kitchen

The kitchen features a UPVC double-glazed window to the front elevation and is fitted with a range of matching base and wall units with drawers, complemented by drop-edge work surfaces and coordinated tiled surrounds. Integrated appliances include a fridge, freezer, dishwasher, oven/grill, stainless steel gas hob with matching extractor hood, and a one-and-a-half bowl stainless steel sink with mixer tap and drainer. Further features include a central heating radiator, carbon monoxide detector and UPVC double-glazed French doors opening onto the rear patio. A useful utility cupboard with double doors provides additional storage, shelving, work surface and plumbing space for under-counter appliances with built in extractor fan. In housing is the central heating combination boiler.



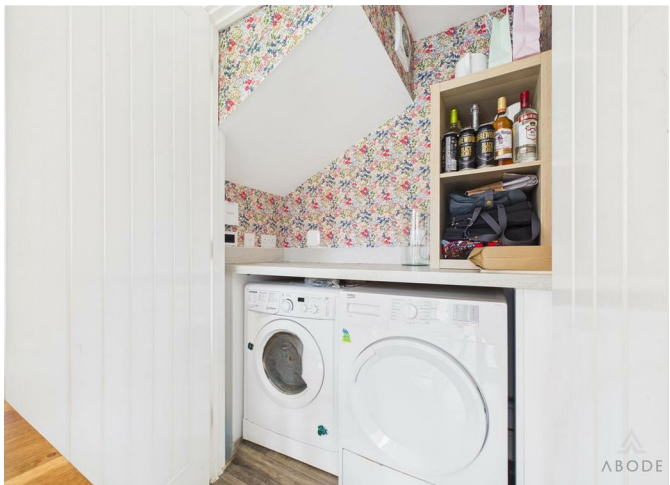
W.C.

Fitted with a low-level WC with continental flush and a pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator and extractor fan.

Landing

The first-floor landing includes a smoke alarm, central heating radiator and access to the loft via a hatch. A useful storage cupboard is also provided, with internal doors leading to the bedrooms and bathroom.







Bedroom One

A well-proportioned principal bedroom with a set of UPVC double-glazed French door to the front elevation leading to a Juliet balcony. Additional features include a central heating radiator, TV aerial point and a built-in double wardrobe with hanging rails and shelving. An internal door leads to the en-suite shower room.

En-suite

With a UPVC double-glazed frosted window to the side elevation, the en-suite is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen and electric shower. Complementary tiled wall coverings, a heated towel radiator and extractor fan complete the space.

Bathroom

Featuring a UPVC double-glazed frosted window to the front elevation, the bathroom is fitted with a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with glass shower screen and tiled surrounds. Additional features include a shaving point, heated towel radiator and extractor fan.



Bedroom Two

A comfortable second bedroom with a UPVC double-glazed window to the side elevation and central heating radiator and a double built in wardrobe with mirrored fronts and sliding doors, complete with hanging rails and shelving.

Bedroom Three

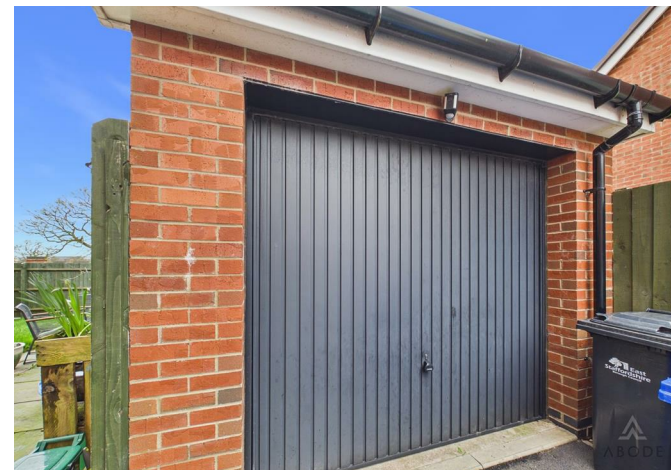
A bright third bedroom benefiting from two UPVC double-glazed windows to the front and side elevations, along with a central heating radiator.



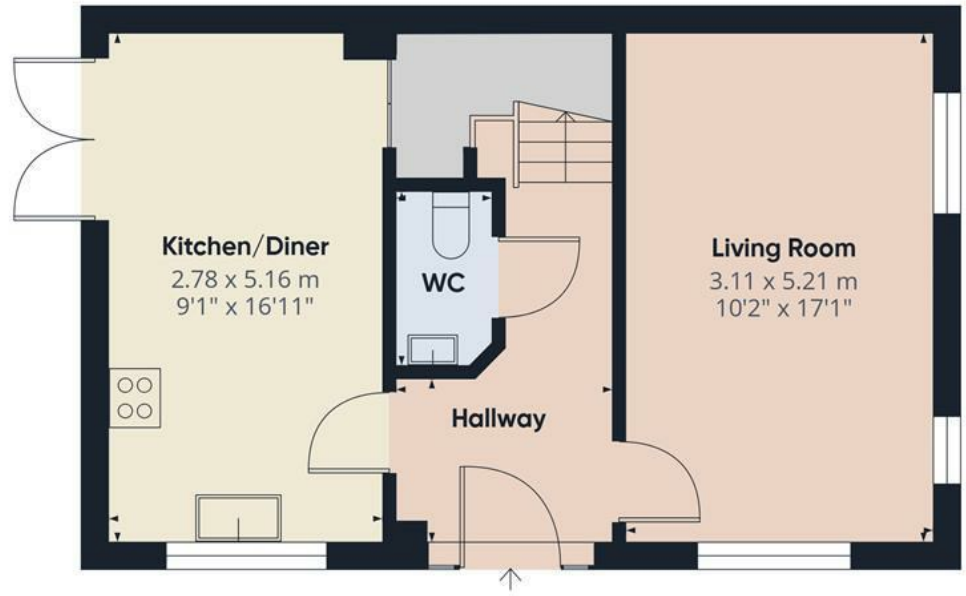




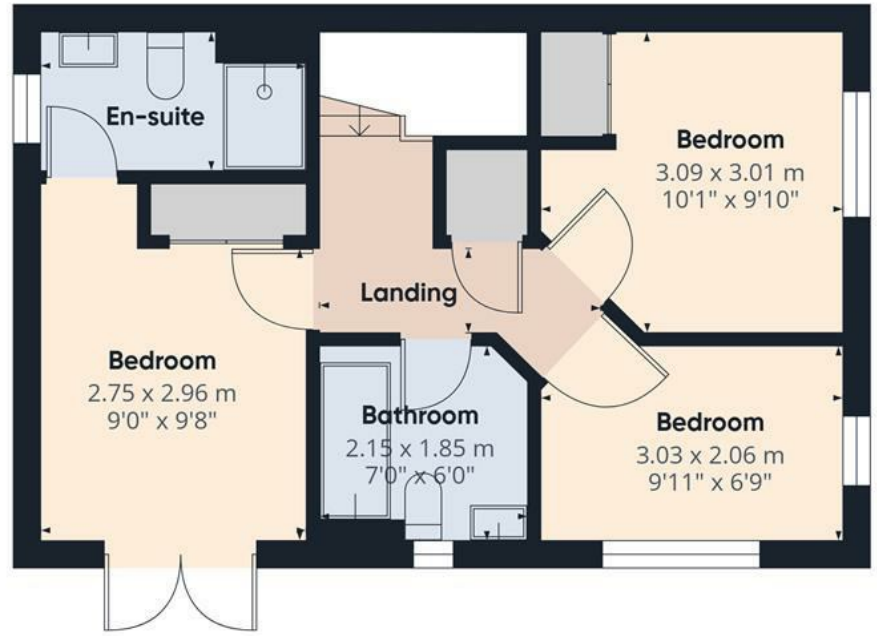








Floor 0



Floor 1

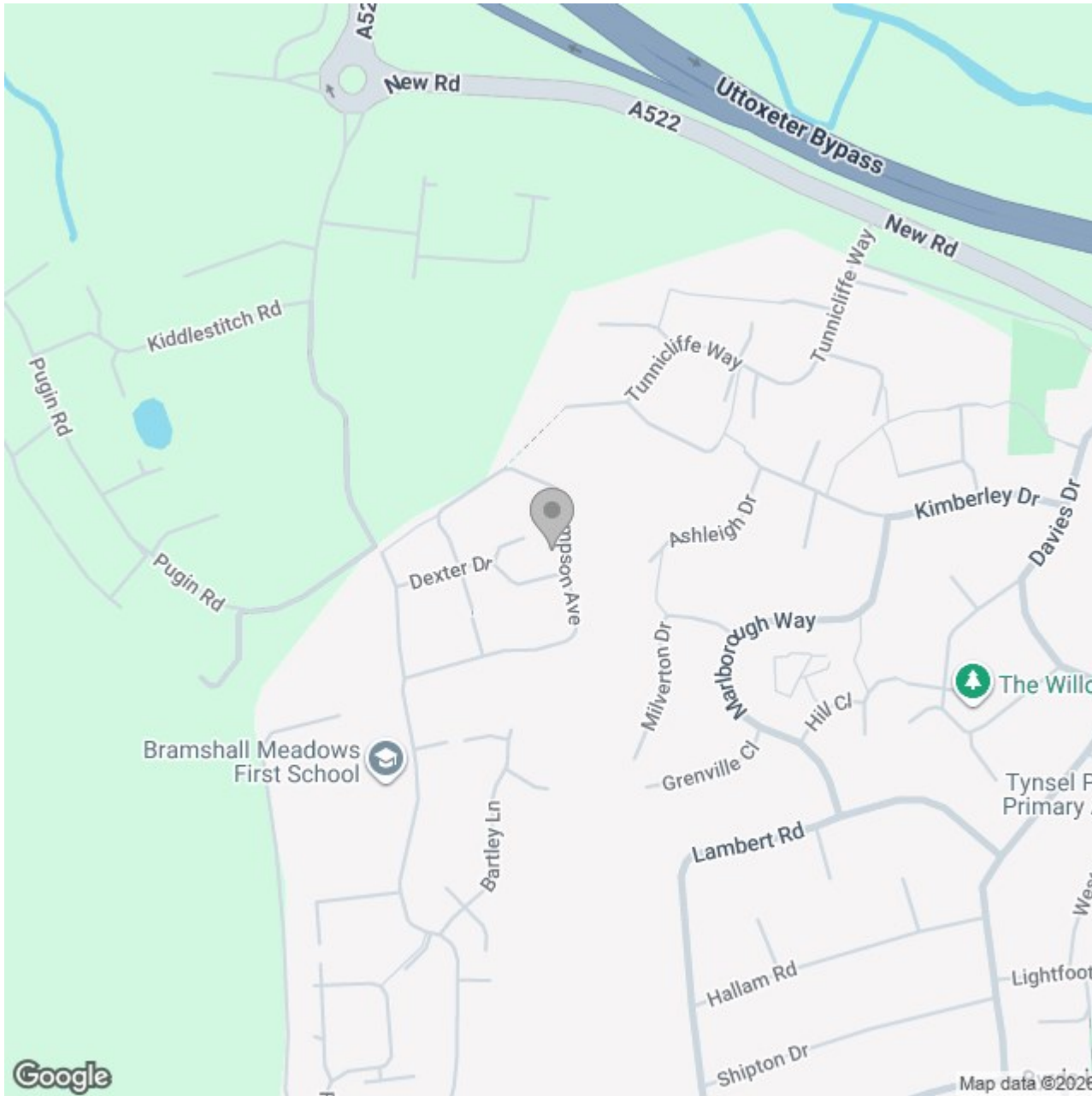
Approximate total area⁽¹⁾
78.7 m²
847 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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 	