



## Plot 172 David Wilson Homes

Uttoxeter, Uttoxeter, ST14 8WH

Ideal for those looking to downsize without compromise, this beautifully designed Belton bungalow offers low-maintenance living combined with outstanding energy efficiency to help reduce running costs. The thoughtfully planned accommodation includes two generous double bedrooms and a bright, open-plan living space, perfectly suited to modern lifestyles.

The property benefits from an excellent A/B EPC rating and incorporates a range of modern efficiency features including argon-filled double glazing, highly efficient insulation, improved ventilation, flue gas heat recovery and a waste water heat recovery system, ensuring year-round comfort and lower energy bills.

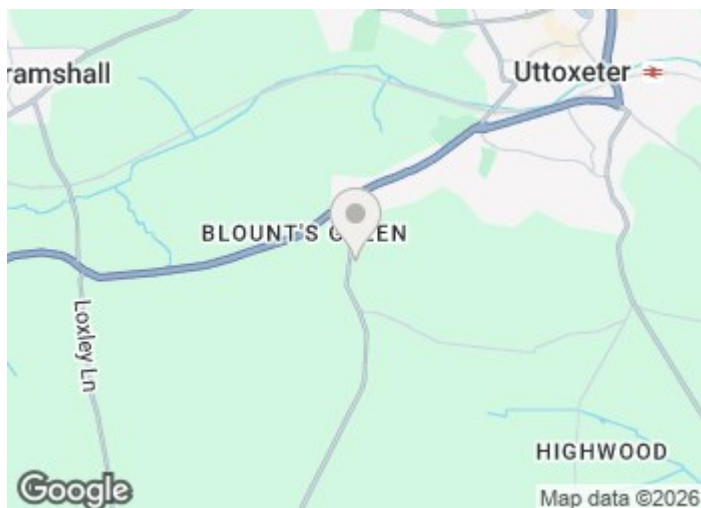
Externally, the home enjoys a secluded, south-facing garden backing onto open fields, providing a peaceful setting with attractive open views. Additional features include a garage and two allocated parking spaces, along with an electric vehicle charging point, further enhancing the home's future-proof appeal.

A chain-free move is available through Part Exchange, kitchen and flooring upgrades included, making this an excellent opportunity to secure a modern, energy-efficient bungalow in a desirable location.

£325,000

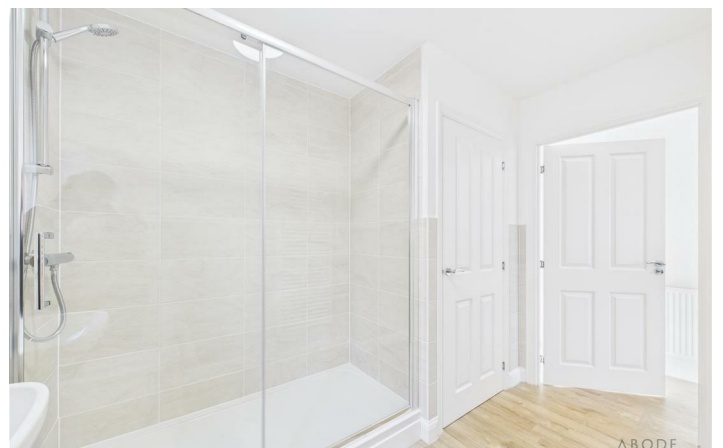
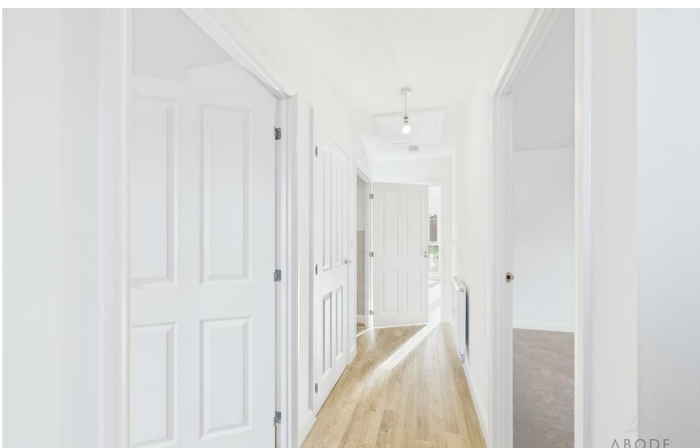
## Plot 172 David Wilson Homes

Uttoxeter, Uttoxeter, ST14 8WH

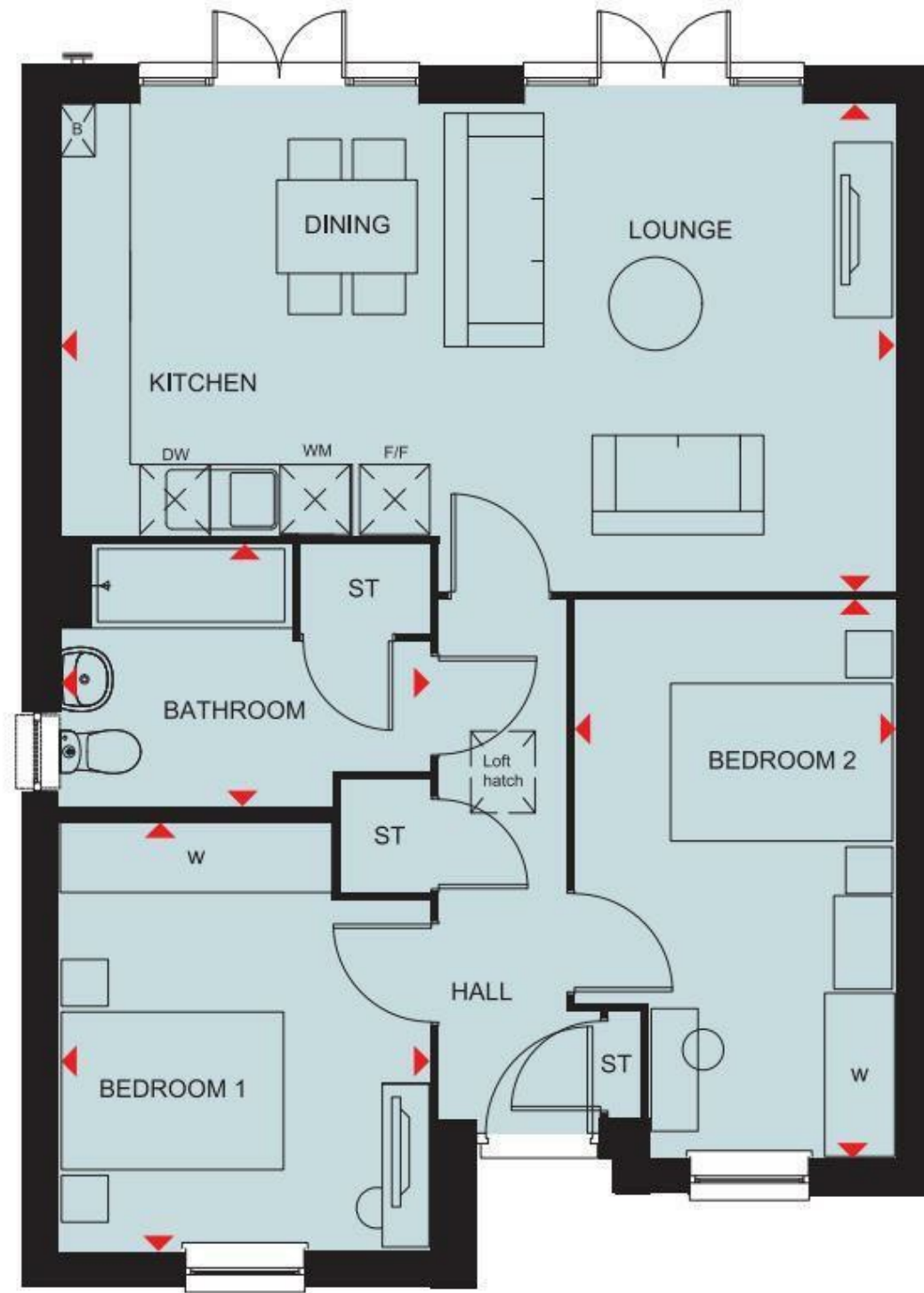


[Directions](#)





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Racecourse Chambers Town Meadow Way, Uttoxeter, Staffordshire, ST14 8EW  
Tel: 01889 567777 Email: [uttoxeter@abodemidlands.co.uk](mailto:uttoxeter@abodemidlands.co.uk) <https://www.abodemidlands.co.uk>

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	