



11 Shipton Drive Uttoxeter, Uttoxeter, ST14 7NJ

**** THREE BEDROOM SEMI-DETACHED FAMILY HOME ** LOW MAINTENANCE GARDENS ** DOUBLE GLAZING & GAS CENTRAL HEATING ****

This upgraded home offers the perfect combination of comfort, location, and versatility, making it ideal for first-time buyers, families, investors, or those looking to downsize.

Located in a desirable area on the outskirts of Uttoxeter, the property is within easy reach of local shops and schools.

Upon entering you are greeted by a welcoming hallway and staircase providing access to the first floor. The bright lounge benefits from dual aspects with windows and French doors to front and rear, with a focal point electric fireplace. The fitted kitchen includes a range of units, a hob, oven, and space for additional appliances, with opening leading into a dining area. Upstairs, you'll find three well-lit bedrooms and a modern family bathroom featuring a white four-piece suite.

£220,000

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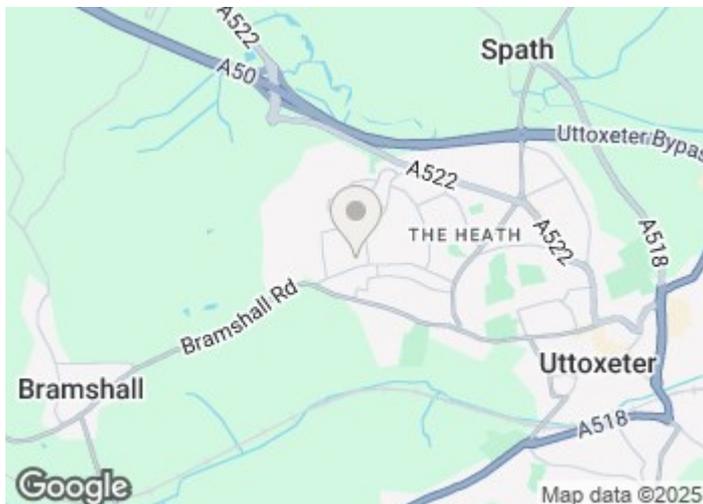
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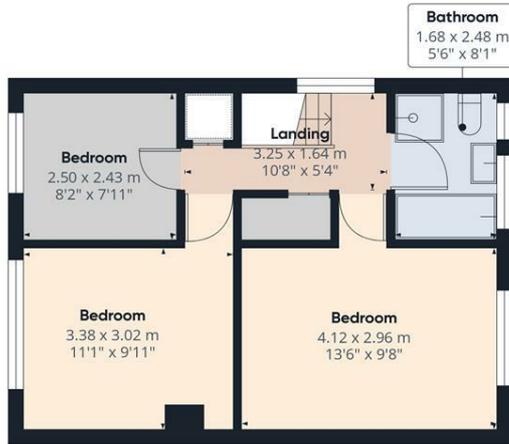
Directions



Floor Plan



Floor 0



Floor 1



Approximate total area[®]
78.76 m²
847.77 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.

GIRAFFE360

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.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN
Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	