





**\*\* SPACIOUS FOUR-BEDROOM HOME \*\***  
**EXPANSIVE GARDENS \*\* RENOVATED**  
**PROPERTY OFFERING AMPLE PARKING \*\***

This generously proportioned traditional property boasts four bedrooms and extensive outdoor space, including large gardens and a finished to a high standard throughout. With uPVC double glazing throughout and gas central heating, comfort and convenience are assured. The property features a hallway, lounge, kitchen/diner, bathroom, and four bedrooms to the first floor. Outside, the double width tarmac driveway provides convenient off-road parking, while the rear gardens offer a mix of lawn and a delightful patio area for outdoor entertaining. Conveniently situated, the property offers easy access to local amenities such as shops, schools, and leisure facilities, while also being within reach of Uttoxeter town center. With swift connections to the A50 and major road networks, this home presents an ideal opportunity for family living. Viewings are strictly by appointment and can be arranged through Abode Estate Agents.

 **ABODE**  
SALES & LETTINGS

## Hallway

With a PVC door leading into, staircase rising to the first floor landing, electrical distribution board, internal doors lead to:

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, smoke alarm and internal door, leading to:

## Kitchen/Diner

With 2x UPVC double glazed windows to the rear elevation, the kitchen features range of matching base and eye level storage cupboard, central with granite effect work top preparation, work surfaces and complementary tiling surrounding. Integrated appliances include a stainless steel sink and drainer, undercounter and plumbing space for further freestanding white goods, Worcester Bosch combination gas boiler, central heating radiator, smoke alarm, entry leading to:

## Side Entry

With a UPVC double glazed frosted window to the side elevation, central heating radiator, thermostat, useful understairs storage space with a further UPVC double glazed frosted unit. An internal door leads to:

## Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece family, bathroom suite, comprising of low-level WC, with continental flush, wash hand basin with mixer tap, bath unit with shower over and complementary tiling to both floor and wall coverings, central heating radiator and extractor fan.



## Landing

With a UPVC double glazed frosted window to the side elevation, central heating radiator, access to loft space via loft hatch, smoke alarm, internal doors lead to:

## Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.







### Bedroom Two

With a UPVC glazed window to the rear elevation, central heating radiator, built-in storage cupboard with hanging rails and shelving.

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard.

### Outside

The front elevation has a double width tarmac space providing ample off road parking.

The side elevation has double timber gated entry providing further off-road parking space. The property also has security lighting and double outside power sockets with retaining timber sleepers and slate pebbles to the side.

Leading off the rear of the property is a tarmac base entertaining patio, leading to a further raised patio area ideal for entertaining. The majority of the garden is laid to lawn throughout with soil borders housing, a variety of mature plants and shrubs. The two timber framed garden storage sheds at the rear of the garden are to be included in the sale. A hard standing base occupy the right side of the garden; perfect for greenhouse or further garden storage shed if required. To the perimeter are timber fence panels and bamboo fencing with a mature tree line to the rear, maintaining a good grid privacy to the plot.











## Ground Floor

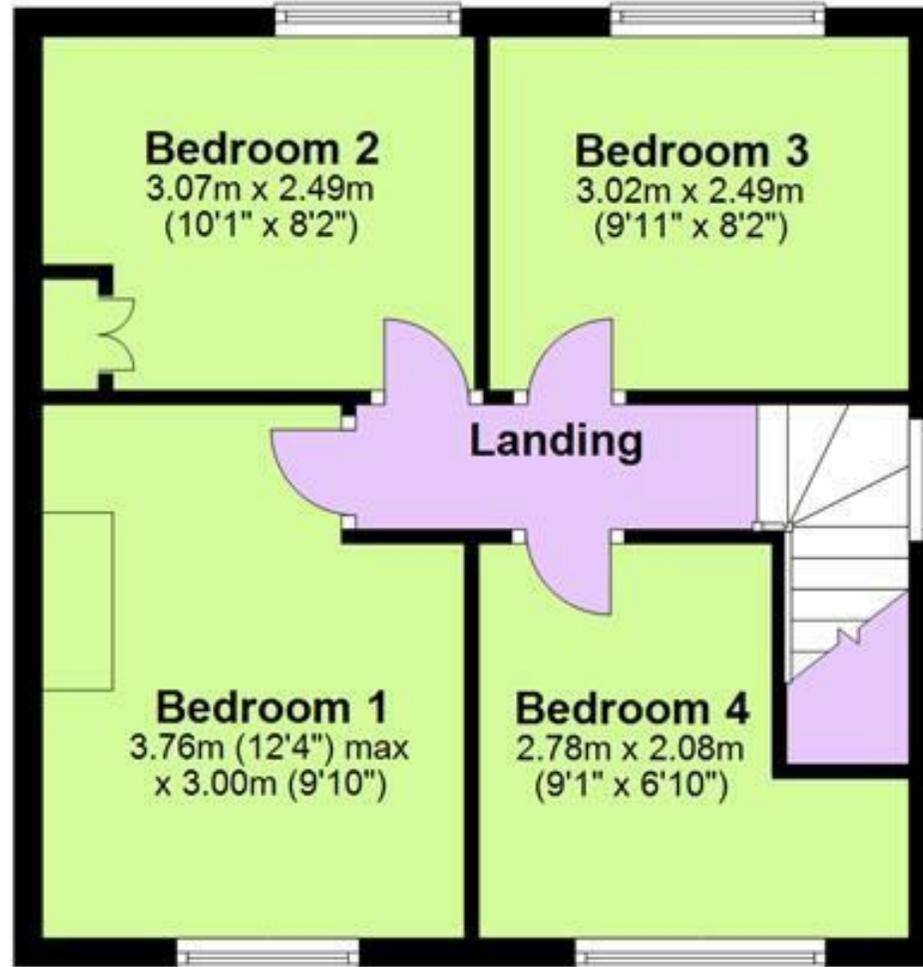
Approx. 38.3 sq. metres (412.2 sq. feet)

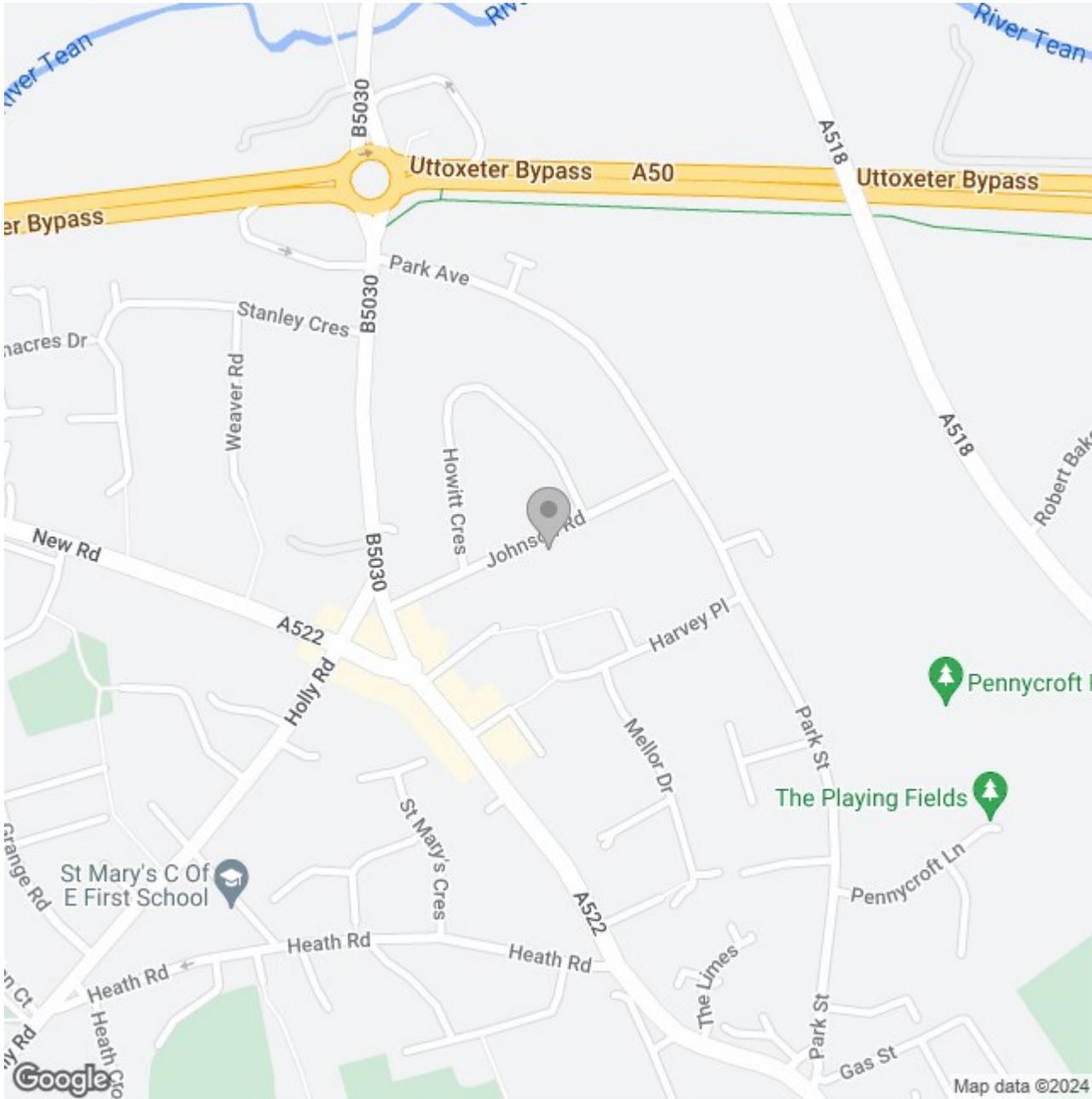


Please use as a guide to layout only. They are not intended to be to scale.  
Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

# First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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	