





**** FOUR BEDROOM DETACHED FAMILY HOME ****
DOUBLE GARAGE ** NO CHAIN ** 360 TOUR **

This well-proportioned detached family home is located on the outskirts of Uttoxeter town centre and benefits from gas central heating and double-glazed windows. The accommodation includes a hallway, guest cloakroom/WC, living room, dining room, kitchen, utility room, four bedrooms with an en-suite to the master, and a separate family bathroom. Outside, there is an extensive tarmac driveway providing ample off-road parking leading to the double garage and an enclosed rear garden with patio and lawn.

The property is conveniently located with easy access to local amenities such as shops, schools, and a leisure centre, while still being a short journey to the centre of Uttoxeter. There is also easy access to the A50, linking to all major road networks. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



Hallway

With a glazed front entry door leading into, central heating radiator, smoke alarm, doorbell chime, telephone point, thermostat, internal doors leading to:

Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, central heating radiator, low level WC, floating wash basin with tiled splashback and consumer unit.

Kitchen

With a UPVC double glazed window to the rear elevation, featuring a range of matching base and eye level storage cupboards and drawers with roll top preparation work surfaces, integrated appliances include a stainless steel one and a half sink and drainer with mixer tap, freestanding four ring gas hob with oven and grill, extractor fan, plumbing space for undercounter white goods, internal door leads to:

Utility Room

With a double glazed timber door to the side elevation, plumbing for undercounter freestanding white goods, base and eye level storage cupboard and drawers with roll top preparation works surfaces, central heating gas boiler, a UPVC window to the rear elevation and central heating radiator.

Dining Room

With a UPVC double glazed sliding door leading to the rear garden and central heating radiator.



Lounge

With a UPVC double glazed box bay window to the front elevation, central heating radiator, the focal point of the room being the electric fireplace and TV aerial point.







Double Garage

With an integral door from the hallway leading into the double garage. The room has carpet throughout, decorated walls and two stud walls to the front elevation. The room can easily be turned back into a double garage if required. The room consists of telephone point, spotlighting and a useful storage room with eye level shelving. This room was formally the show home office for the original properties on the development.

Landing

With a UPVC double glazed window to the side elevation, smoke alarm, airing cupboard housing the hot water immersion tank with eye-level shelving, internal doors lead to:

Bedroom One

With 2x UPVC double glazed windows to the rear elevation, TV aerial point, central heating radiator, a range of built-in fitted wardrobes with mirrored fronts comprising of rails and shelving, internal door leads to:

En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC, pedestal wash hand basin with mixer tap, shower cubicle with folding glass screen and tiling to wall coverings, central heating radiator and shaving point.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low level WC, pedestal wash hand basin with mixer tap, bath unit with mixer tap and tiling to wall coverings, extractor fan, shaving point and central heating radiator.

Outside

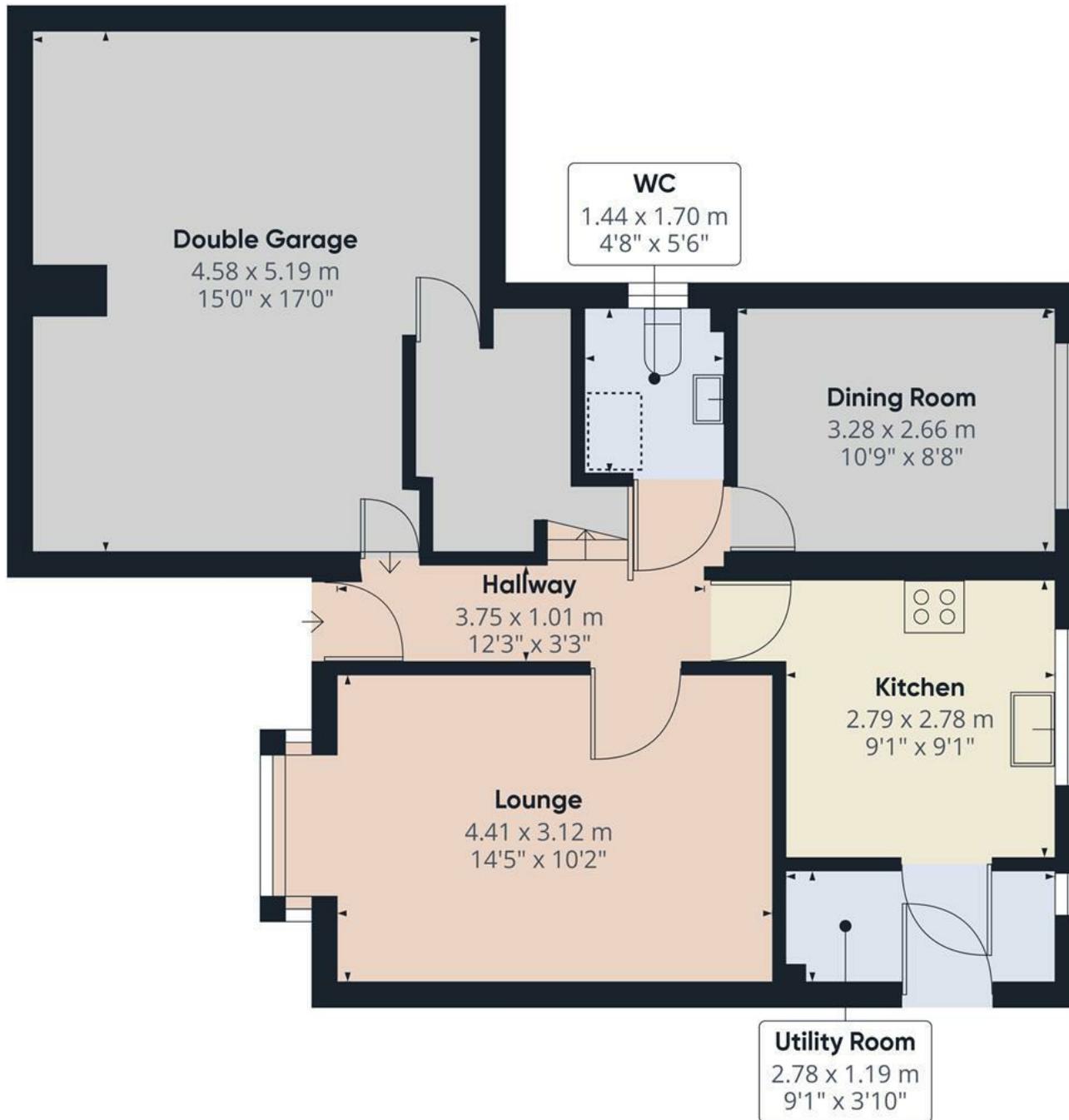
The property is approached via a double width block paved driveway providing ample off-road parking space and a foregarden lawn and side access leading to the rear. The rear garden has a paved patio with gravel borders and steps leading up to a spacious lawn garden. The boundaries are enclosed by timber fence panels and enjoy a south easterly private aspect.











Floor 0

Approximate total area⁽¹⁾

69.03 m²
743.07 ft²

Reduced headroom

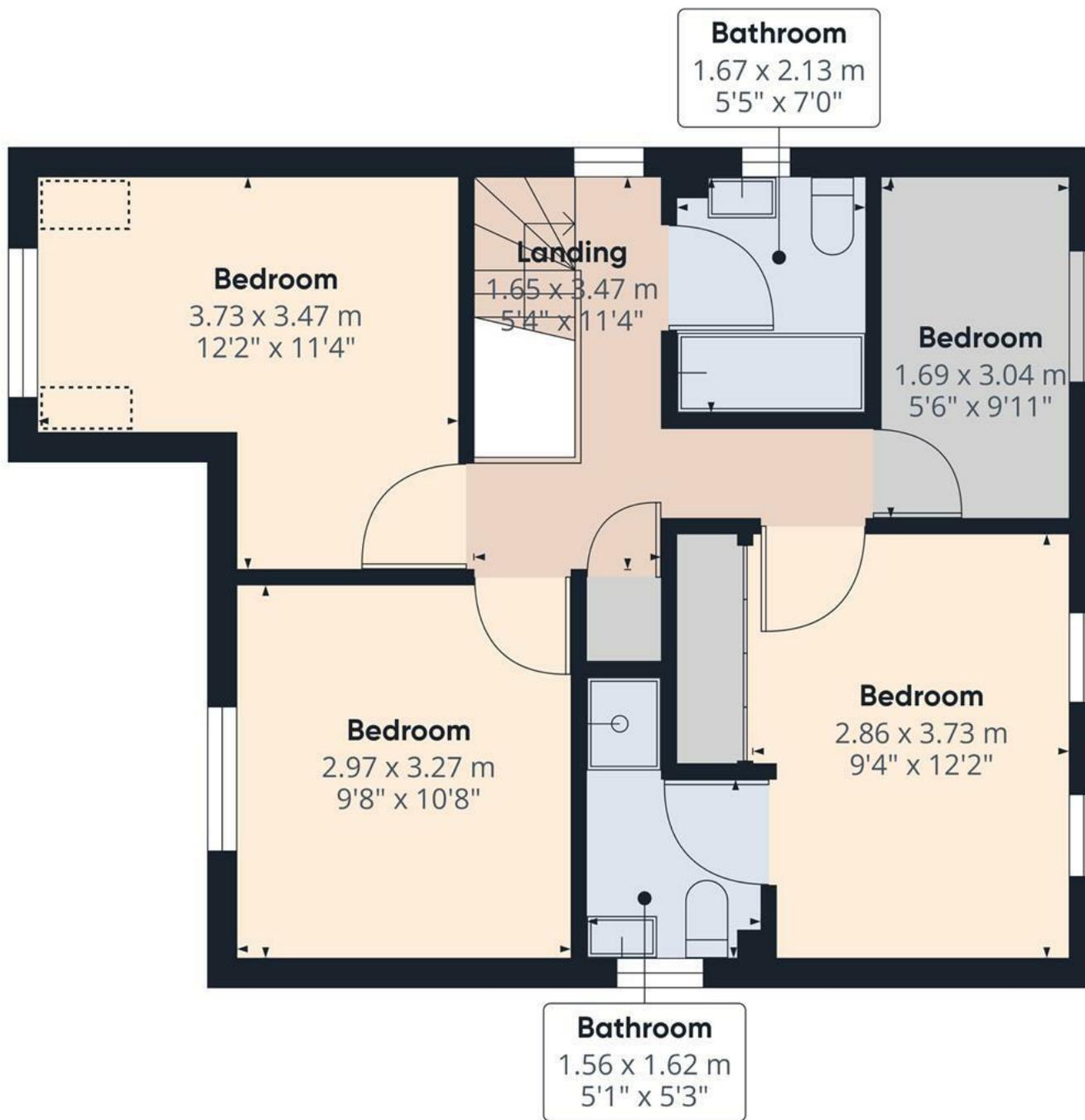
0.43 m²
4.63 ft²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

49.97 m²
537.87 ft²

Reduced headroom

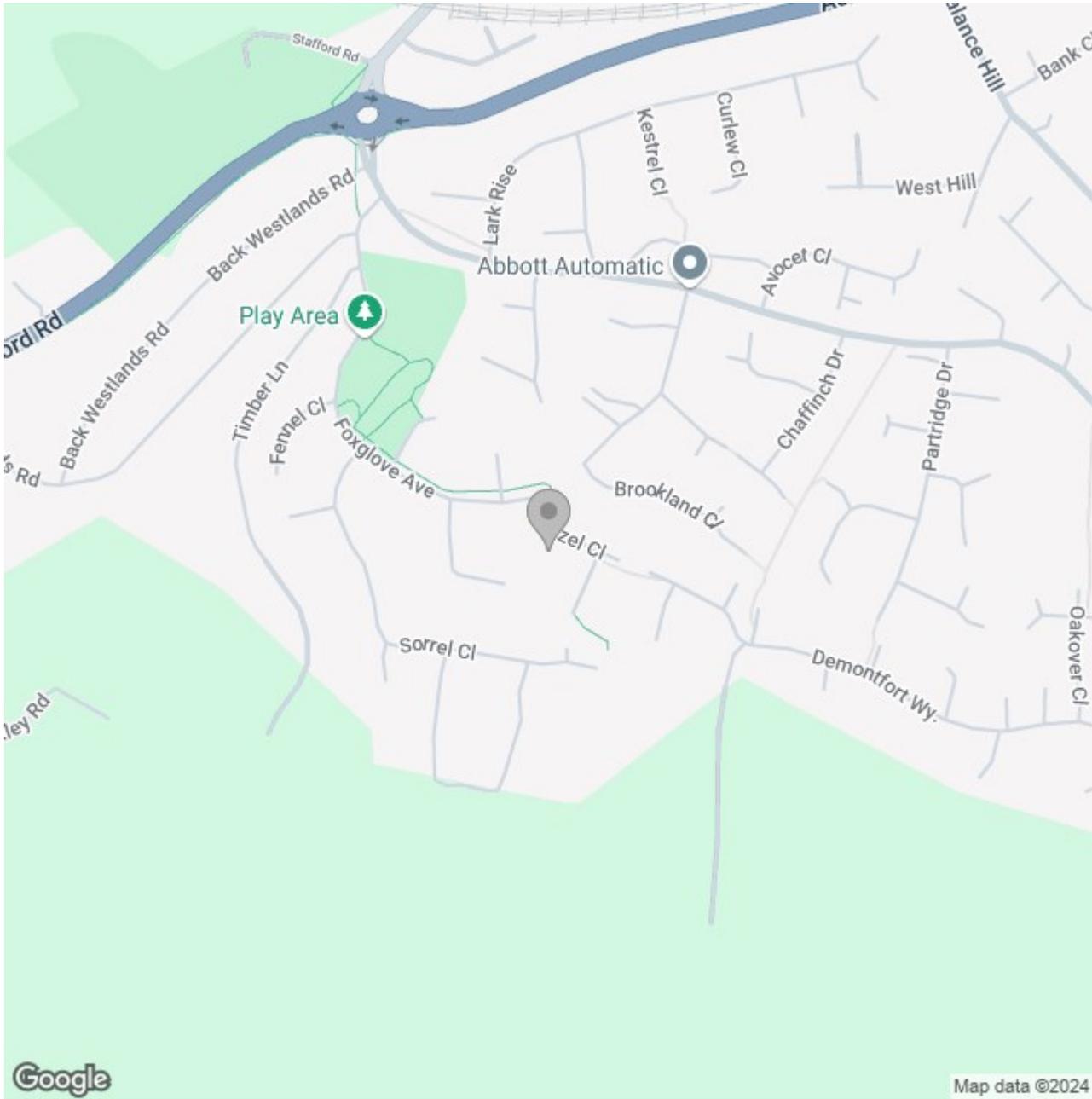
0.64 m²
6.88 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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	