







FOUR BEDROOMS • END TOWN HOUSE • OFF-ROAD PARKING • REAR GARDEN

A beautifully presented four-bedroom end town house, ideally situated close to Utttoxeter town centre and offering excellent access to the A50 and major road links. The property benefits from fully UPVC double glazed windows and gas central heating throughout.

The spacious accommodation is arranged over three floors and includes a welcoming hallway with cloakroom/WC, versatile ground floor bedroom/reception room, stunning breakfast kitchen with French doors to the garden, first-floor lounge with Juliet balcony, four well-proportioned bedrooms (two with en suites), and a modern fitted family bathroom.

Externally, the home enjoys a double-width block-paved driveway providing off-road parking, gated side access, and a private rear garden laid mainly to lawn with a patio seating area perfect for entertaining. An attached garage has been partially converted to extend the living space, adding further flexibility.

Viewing is essential to fully appreciate the space and quality of accommodation on offer.





## Hallway

A welcoming composite front entrance door opens into the hallway, featuring a central heating radiator, staircase rising to the first-floor landing, fibre connection point, useful storage cupboard and utility space, smoke alarm, and access to ground floor accommodation.

## W.C.

Fitted with a low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan, and electrical consumer unit.

## Bedroom/Study

A versatile reception room, currently utilised as a bedroom but equally suitable as a lounge, study, or playroom – offering flexibility to suit a variety of lifestyles.

## Kitchen/Diner

A stunning bespoke kitchen with a UPVC double glazed window to the rear elevation and French doors opening to the rear garden. The kitchen is fitted with a comprehensive range of matching base and wall units with granite drop-edge work surfaces and complementary tiling. Appliances include double ovens with grill, fridge freezer, four-ring gas hob, sunken stainless steel sink with mixer tap, integrated washing machine, and dishwasher. The Worcester Bosch gas boiler is neatly housed, while a central breakfast island provides granite worktops, wine storage, and additional seating. Central heating radiator also fitted.



## First Floor Landing

With UPVC double glazed frosted window to the side elevation, central heating radiator, smoke alarm, thermostat, and staircase rising to the second-floor landing. Internal doors lead to:











## Lounge

Bright and welcoming, with a UPVC double glazed window to the front elevation and French doors opening onto a Juliet balcony. A focal-point electric fireplace with timber Adam-style surround and hearth complements the space, along with central heating radiator and TV aerial point.

## Bedroom Two

Positioned to the rear, with UPVC double glazed window, central heating radiator, and a range of built-in double wardrobes with hanging rails and shelving. Internal door leads to:

## En-suite Two

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen. Finished with complementary wall tiling, UPVC double glazed frosted window to the rear elevation, central heating radiator, and extractor fan.



## Second Floor Landing

With central heating radiator, useful airing cupboard housing the hot water immersion tank and shelving, loft access hatch, and doors leading to:

## Bedroom One

A well-proportioned principal bedroom with UPVC double glazed rear window, central heating radiator, and built-in wardrobes offering ample hanging and shelving space. Door leading to:

## En-suite

Modern and stylish, comprising a three-piece suite with low-level WC, wash hand basin with mixer tap and base storage, and double shower cubicle with sliding glass screen. Finished with complementary tiling, chrome heated towel radiator, extractor fan, and UPVC frosted window to the rear elevation.

## Bedroom Three

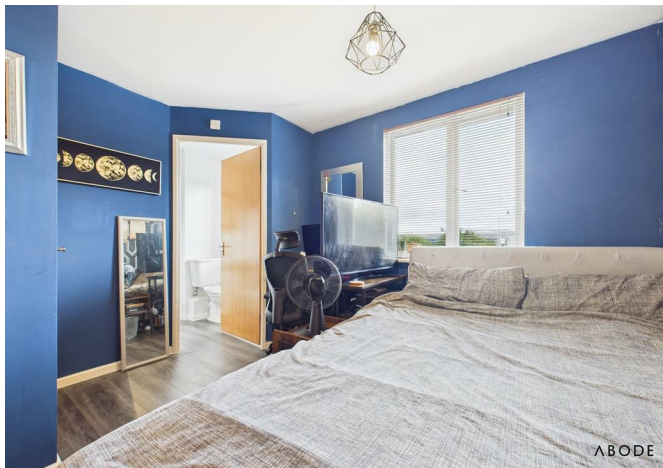
With UPVC double glazed window to the front elevation and central heating radiator.

## Bedroom Four

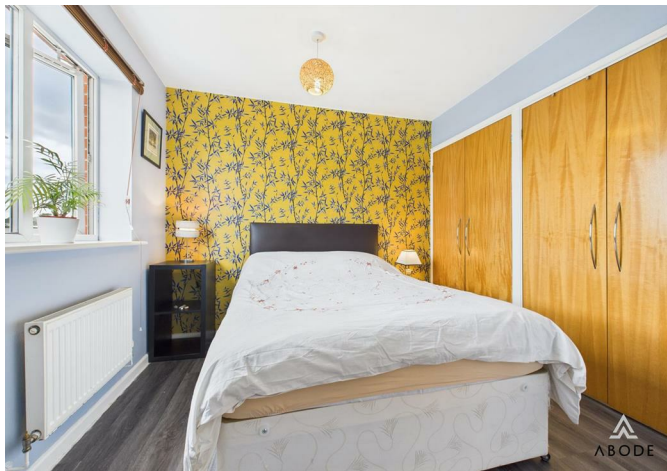
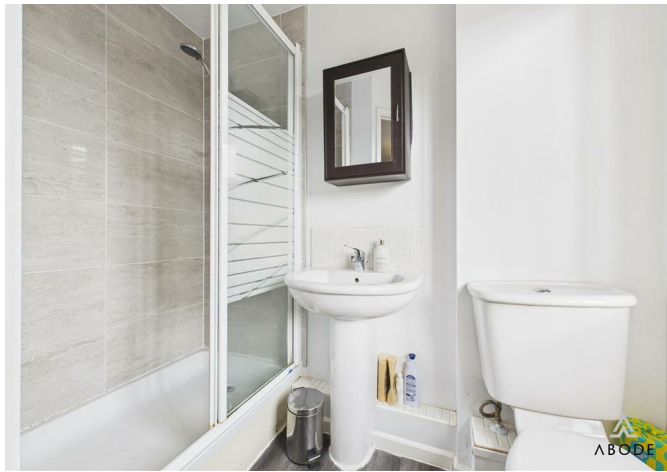
With UPVC double glazed window to the front elevation and central heating radiator.

## Bathroom

Fitted with a contemporary three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and bath unit with complementary tiled surround. Central heating radiator and extractor fan.



















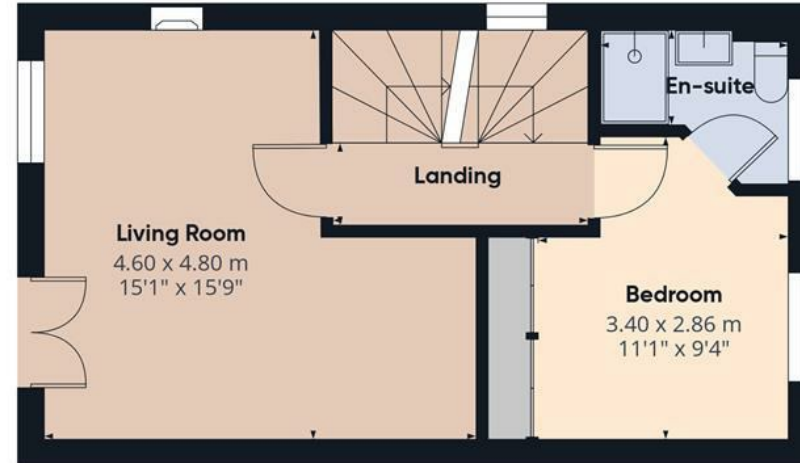




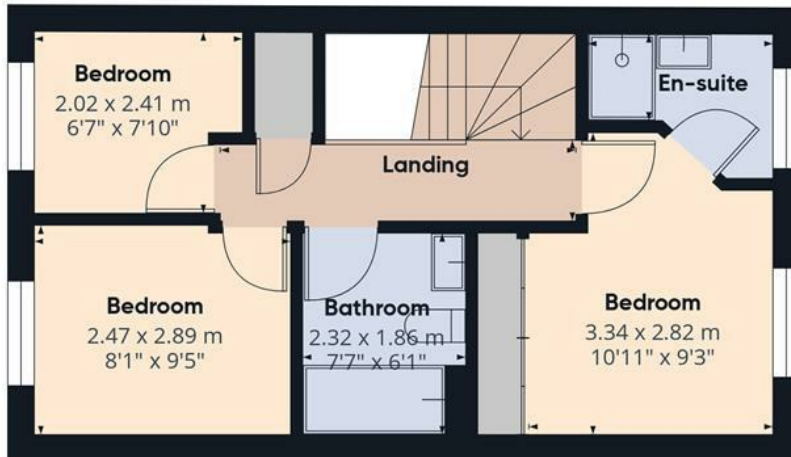




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

100.1 m<sup>2</sup>

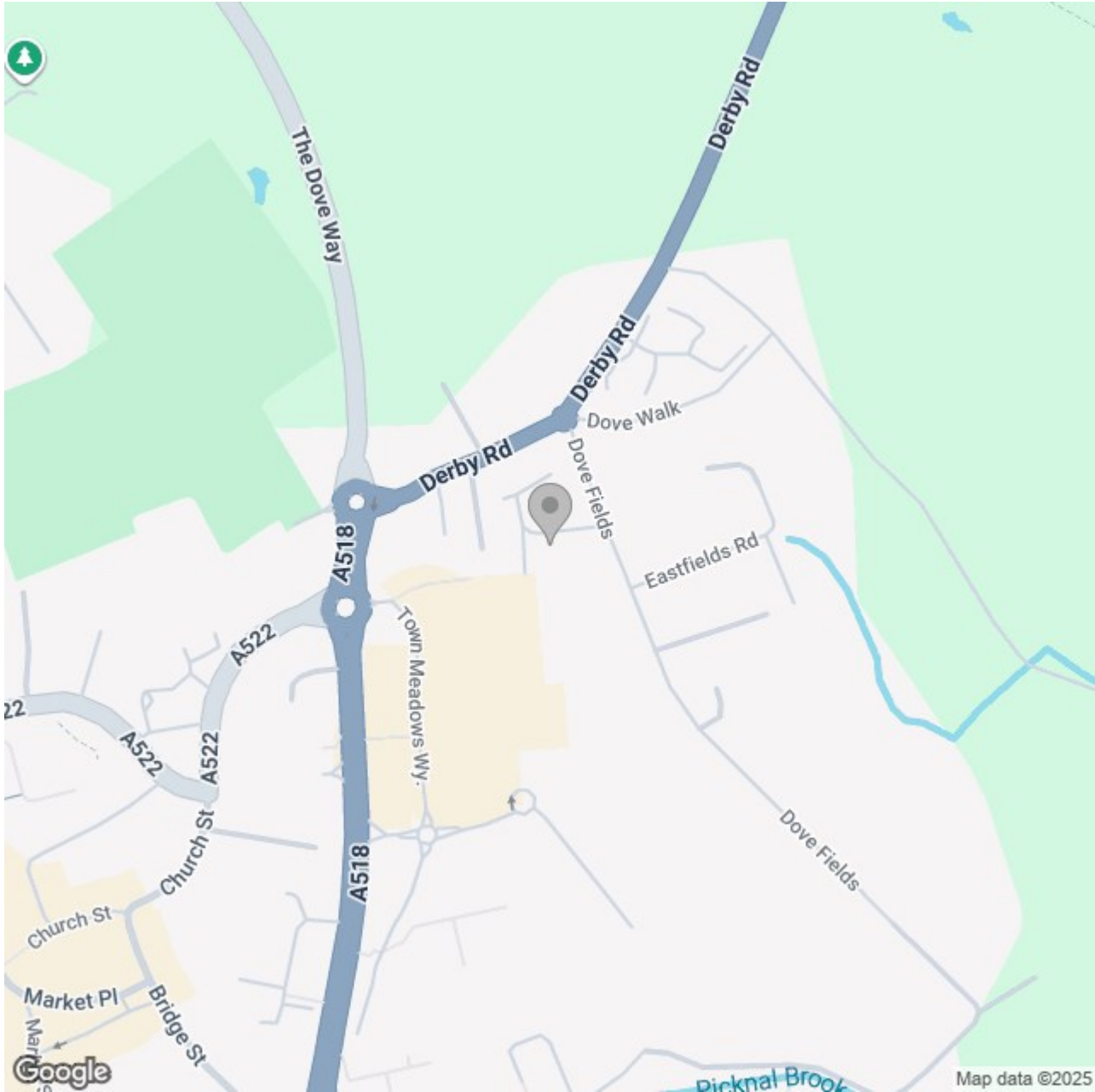
1075 ft<sup>2</sup>

(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                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   | 73                                                                                                            | 77        |
| (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  |           |