





**THREE BEDROOMS – BEAUTIFULLY PRESENTED
THROUGHOUT – EXTENSIVE OFF-ROAD PARKING**

A superb opportunity to acquire this well-presented three-bedroom property, ideally located within the popular market town of Uttoxeter. Finished to a high standard throughout, the accommodation briefly comprises a welcoming lounge with feature fireplace, separate dining room, fitted kitchen, rear porch and a modern family bathroom fitted with a three-piece white suite and shower over bath.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and loft access, whilst the third bedroom offers ideal flexibility as a study or nursery.

Externally, the property occupies a generous wedge-shaped plot with a lawned front garden and extensive off-road parking. Gated side access leads to an enclosed rear garden featuring a raised lawn, tiered paved patio areas and a timber garden shed, ideal for outdoor entertaining.

The property is conveniently positioned close to local amenities, schools, the town centre and excellent commuter links including the A50. Viewing is strictly by appointment only.



Entrance Hall

A welcoming entrance hall with a UPVC double-glazed frosted front door, smoke alarm, and staircase rising to the first-floor landing. Finished with attractive oak-effect panelled flooring and an internal glazed panel door providing access to the principal reception rooms.

Lounge

A bright and comfortable living space featuring a UPVC double-glazed window to the front aspect and a central heating radiator. The focal point of the room is a cast-iron log-burning fireplace with sandstone surround and mantle. UPVC double-glazed French doors open out to the rear garden, with oak-effect panelled flooring continuing throughout.

Family Room

A versatile reception room offering a variety of potential uses including a second sitting room, home office, or playroom. Benefiting from two UPVC double-glazed windows to the front and side aspects, a central heating radiator, and oak-effect panelled flooring. An internal glazed panel door provides access.



Kitchen/Diner

A superb dual-aspect kitchen/dining space with views to the rear and side elevations via UPVC double-glazed windows, plus UPVC French doors opening onto the rear garden. The kitchen is fitted with a range of matching base and wall units with wood-block effect work surfaces and features an inset one-and-a-half bowl ceramic sink with chrome mixer tap. Additional benefits include integrated appliances, plumbing and space for further white goods, a Worcester Bosch gas boiler, a central heating radiator, and complementary tiled flooring throughout.







Landing

With a UPVC double-glazed window to the rear elevation, access to loft space, and an airing cupboard housing the hot water immersion tank with shelving. Internal doors lead to all bedrooms and the bathroom.

Bedroom One

A spacious principal bedroom with UPVC double-glazed window to the front aspect and a central heating radiator. Includes a useful over-stairs open wardrobe with hanging rails and shelving, as well as a further built-in double wardrobe with mirrored doors, providing additional hanging and storage space.



Bedroom Two

A well-proportioned double bedroom with UPVC double-glazed window to the front aspect, central heating radiator, and useful over-stairs storage cupboard.

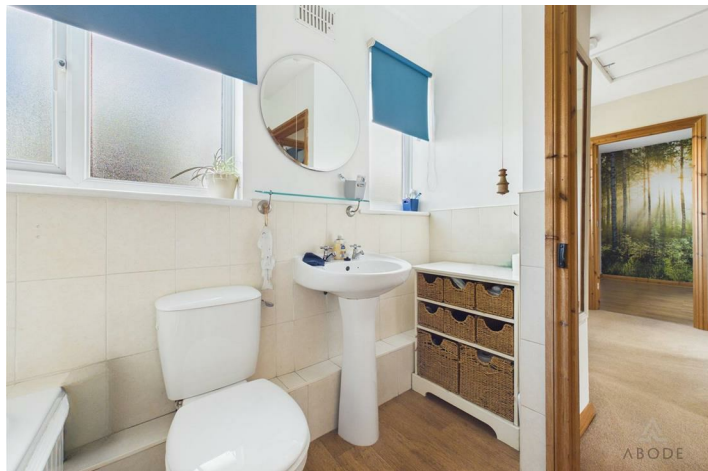
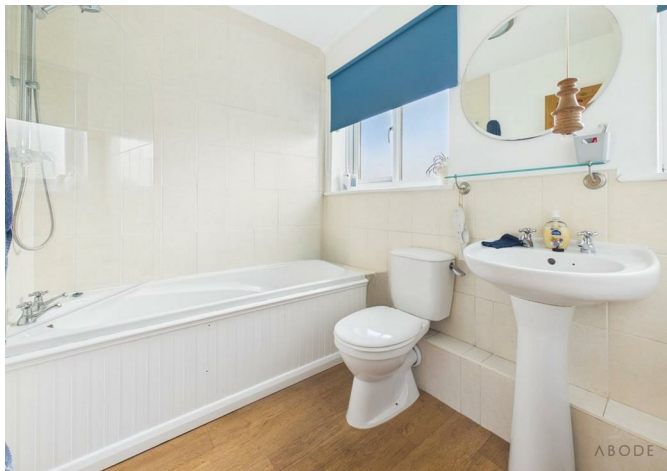
Bedroom Three

A good-sized third bedroom with UPVC double-glazed window to the rear aspect, central heating radiator, and TV aerial point.

Bathroom

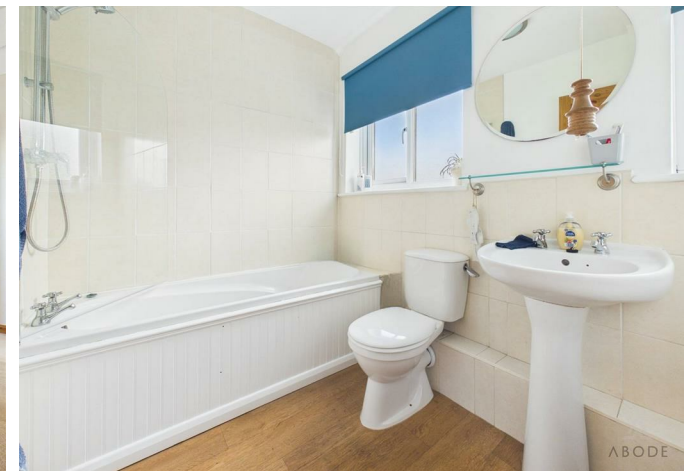
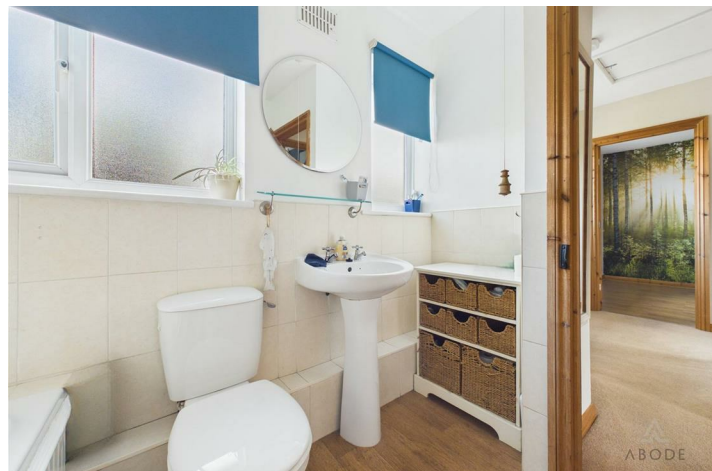
A family bathroom fitted with a three-piece suite comprising low-level WC, pedestal wash basin, and panelled bath with shower over. Finished with complementary wall tiling, two UPVC double-glazed frosted windows to the rear elevation, and a central heating radiator.

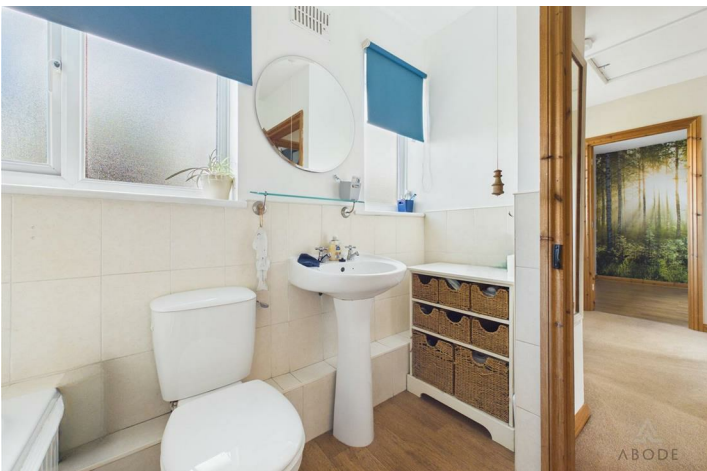
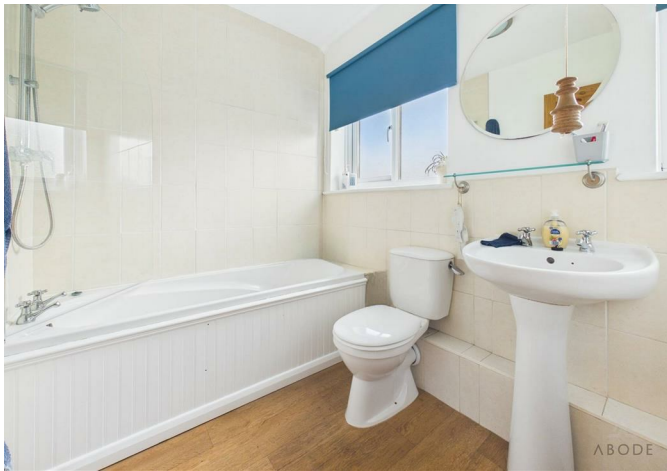






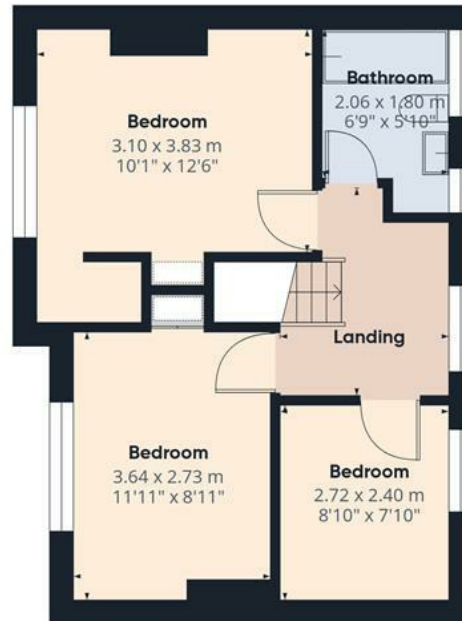








Floor 0



Floor 1



Approximate total area^m

85.1 m²

916 ft²

Reduced headroom

0.4 m²

4 ft²

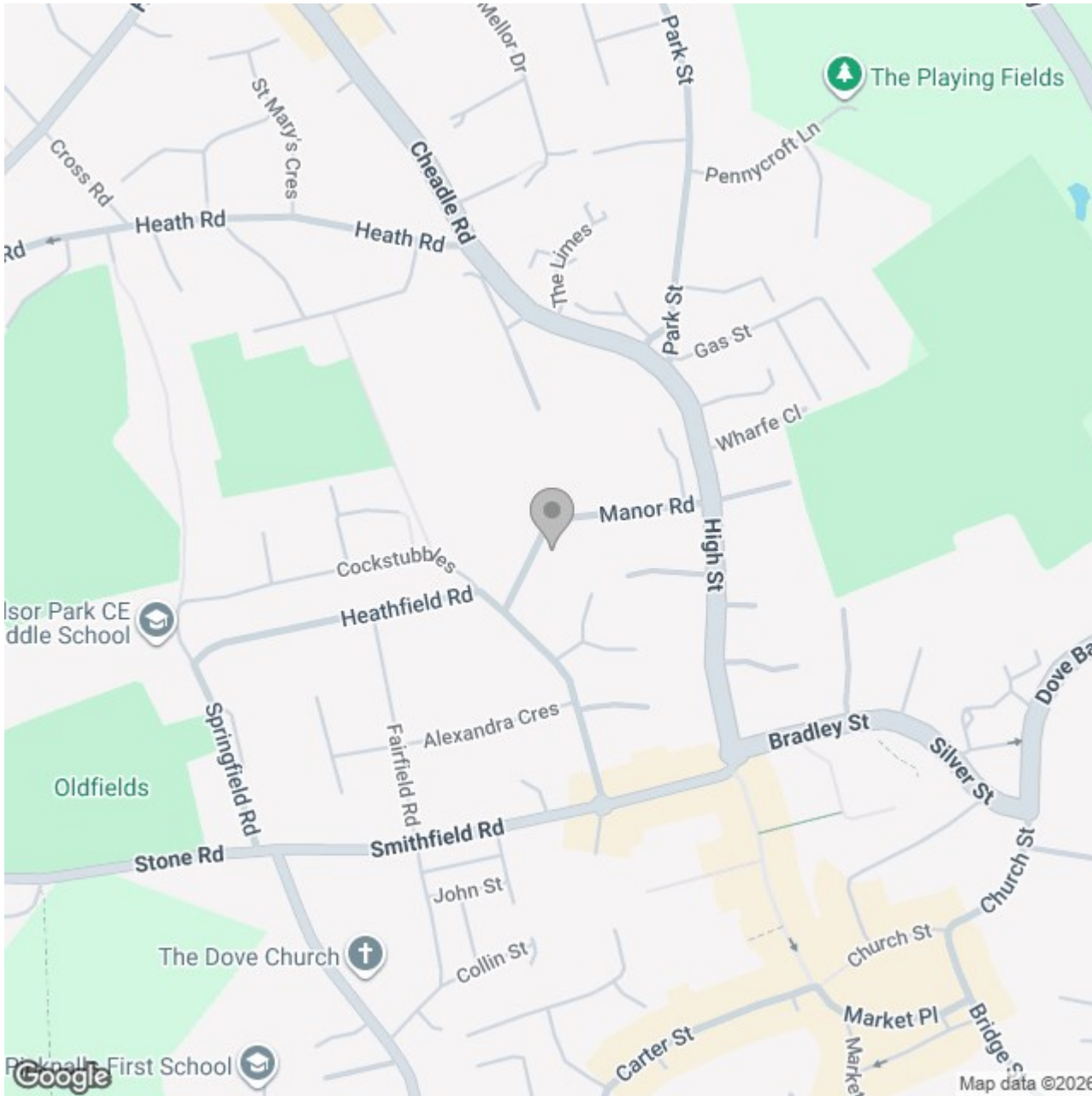
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	