







This beautifully extended traditional end-terrace home is located in a quiet cul-de-sac on the outskirts of Utttoxeter town centre, within walking distance of a wide range of amenities. Set over three floors, the property boasts a wealth of traditional features and has been finished to a high standard. The accommodation includes a spacious living room with a feature fireplace, a separate dining room with an inglenook fireplace and log burner, and a stunning extended open-plan kitchen/diner with a central island, integrated appliances, and an atrium-style skylight. The first floor offers two well-proportioned bedrooms and a newly refitted luxury bathroom with a separate shower cubicle, while the second floor has been converted into a generous master bedroom with built-in storage. Additionally, a convenient cloaks/WC has been added.

Externally, the property benefits from off-road parking for two vehicles at the front and a wonderful rear garden with a paved patio, lawn, and display borders, offering fantastic views over Utttoxeter.





## Hallway

Featuring a newly fitted bespoke oak staircase with a carpet runner, a central heating radiator, and Minton-style flooring throughout. An internal door leads to:

## Lounge

A spacious room with a UPVC double-glazed bay window to the front elevation, a central heating radiator, and a focal open fireplace with an Adam-style surround and exposed brick backing. An internal door leads to:

## Kitchen Diner

This dining area features a striking cast iron Inglenook fireplace with an exposed brick backing, a timber mantle, and LED downlighting. Additional features include a central heating radiator and ceiling spotlights. The space extends into the:

## Kitchen Area

Which comprises a range of painted wall and base-mounted units with wood-effect work surfaces, a ceramic sink and drainer, a feature range style cooker with an extractor fan, an integrated dishwasher, plumbing for a washing machine, an integrated fridge freezer, and a central island with additional workspace, an integrated wine cooler, and two wine racks. The island can also function as a breakfast bar. The kitchen further benefits from doors opening to the garden and an atrium-style skylight.

## Cloakroom/W.C.

Fitted with a low-level WC with continental flush, a wash hand basin with a mixer tap, and tiled splashback.



## Landing

Equipped with two smoke alarms and internal doors leading to the bedrooms and bathroom.

## Bedroom One

A well-proportioned room with a UPVC double-glazed window to the front elevation, coving to the ceiling with a decorative ceiling rose, a feature fireplace, and a central heating radiator.











### Bedroom Two

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

### Bathroom

A stylish four-piece family bathroom comprising a UPVC double-glazed frosted glass window to the rear elevation, a mid-level WC, a freestanding roll-top bath with clawed feet and chrome tap fittings, including a showerhead attachment, a vanity wash hand basin with a chrome tap fitting, a large shower cubicle with a rainfall showerhead and complementary floor and wall tiling, a Milano Windsor central heating radiator, ceiling spotlights, and an extractor fan.

### Staircase

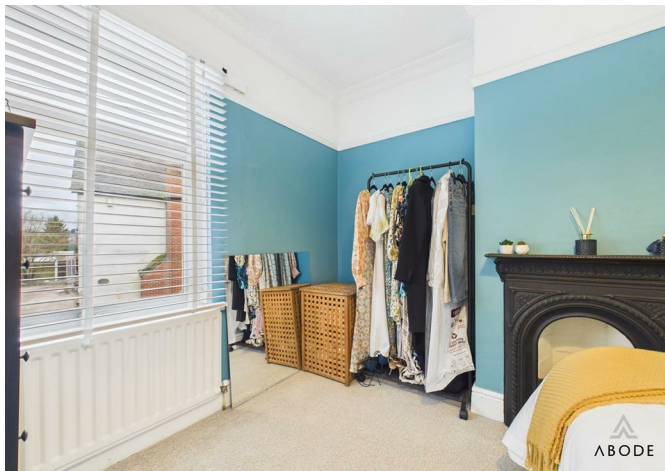
Housing the Worcester Bosch gas central heating boiler, with stairs rising to:

### Bedroom Three

A bright and airy space featuring a double-glazed window to the ceiling, a central heating radiator, LED ceiling spotlights, and a range of built-in cupboards with soft-close mechanisms, hanging rails, and shelving.























Floor 0



Floor 1



Floor 2



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

87.67 m<sup>2</sup>

943.66 ft<sup>2</sup>

**Reduced headroom**

2.35 m<sup>2</sup>

25.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

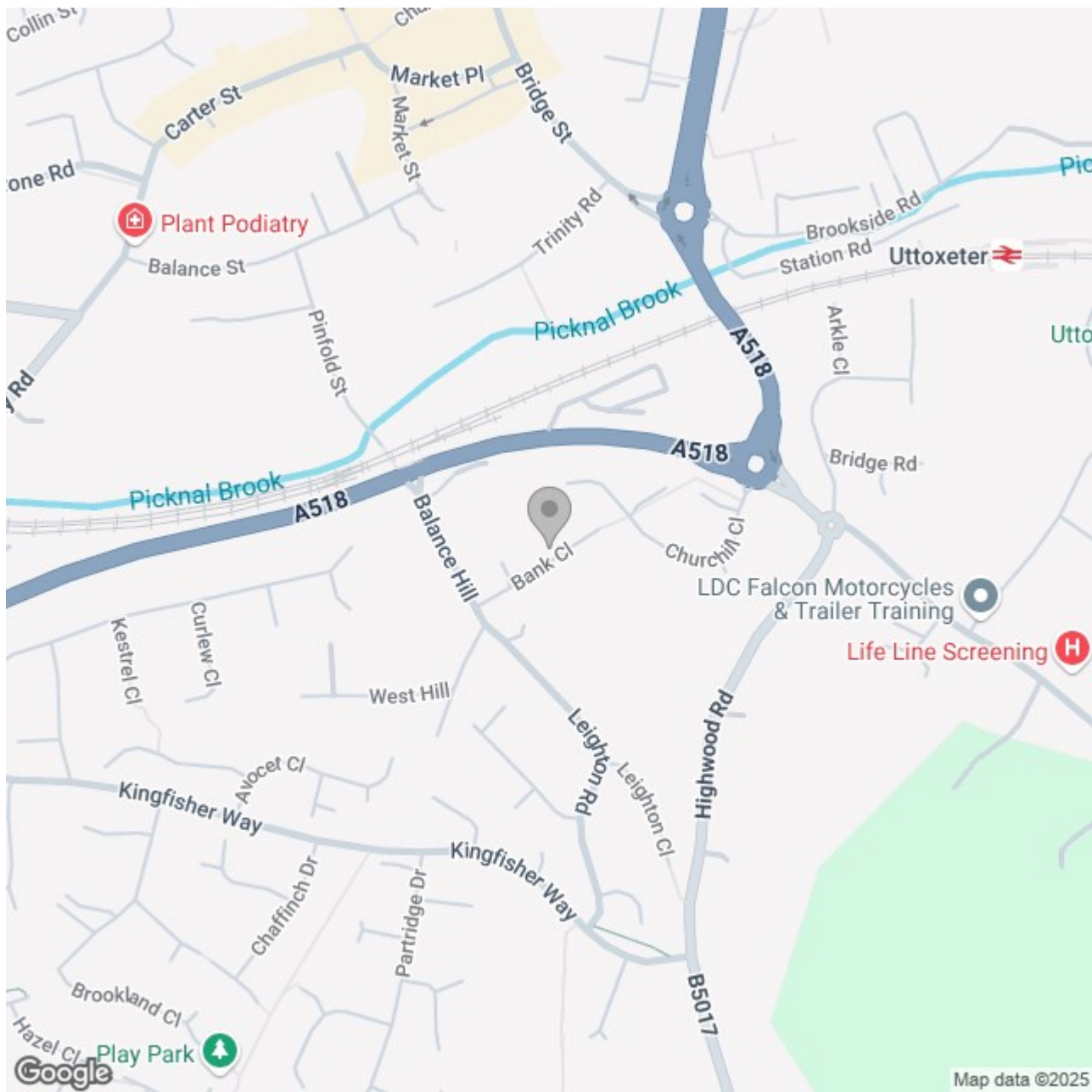
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</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 