





This well-presented three-storey semi-detached townhouse is situated in a quiet cul-de-sac in the market town of Uttoxeter, offering ideal family accommodation. The property features a fitted kitchen, spacious lounge/diner and a guest cloakroom on the ground floor. The first floor includes two bedrooms and a family bathroom, while the top floor houses the master bedroom with an en-suite shower room. Externally, there is off-road parking on the driveway leading up to the attached garage and a private garden to the rear.

The home benefits from gas central heating and double glazing throughout and is located within walking distance of local shops. Uttoxeter itself offers excellent schools, sports and leisure facilities, and a variety of local amenities, including bars and restaurants. With good transport links to the A50, as well as easy access to the M1, M6, and a local railway station, this property is conveniently located for commuting to nearby towns like Stoke, Stafford, and Derby.



ABODE
SALES & LETTINGS

Hallway

With a central heating radiator with, panelled flooring, stairs to the first floor, and doors leading to:

Kitchen

A well-equipped fitted kitchen offering a stainless steel sink with drainer set in a base unit, complemented by additional base units with work surfaces above. It includes an integrated electric oven with a gas hob, plumbing for both a washing machine and dishwasher, and space for further appliances. A range of matching eye-level units, a cooker hood, and a central heating boiler complete the space, with tasteful tiling and a central heating radiator. A double-glazed window to the front elevation adds natural light.

Cloaks/WC

Comprising a wash hand basin with tiled splashback, low-level WC, central heating radiator, and tiled flooring.

Lounge/Diner

A spacious lounge with a double-glazed bay window to the rear elevation, central heating radiator, understairs storage cupboard, panelled flooring, and double-glazed French doors leading to the rear garden.

First Floor Landing

With airing cupboard, central heating radiator, and doors leading to:

Bedroom Two

Featuring two double-glazed windows to the rear elevation and a central heating radiator.



Bedroom Three

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

Bathroom

Comprising a bath with shower over, wash hand basin, low-level WC, central heating radiator, and complementary tiling.

Second Floor







Bedroom One

A generous master bedroom with a double-glazed dormer window to the front elevation, a series of built-in wardrobes, including a walk-in wardrobe, central heating radiator, and a door leading into:

En-suite

Featuring a corner shower cubicle with wall-mounted shower, wash hand basin, low-level WC, complementary tiling, heated towel rail, and a double-glazed window to the rear elevation.

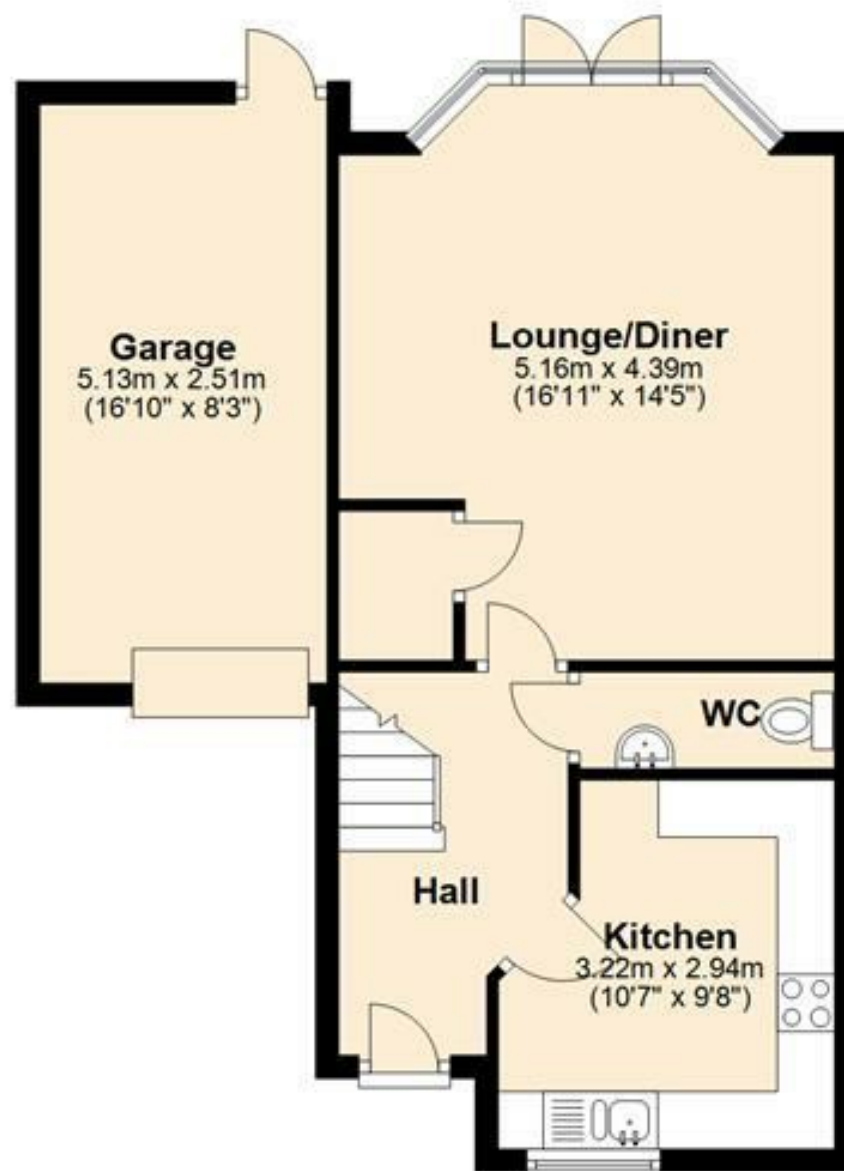






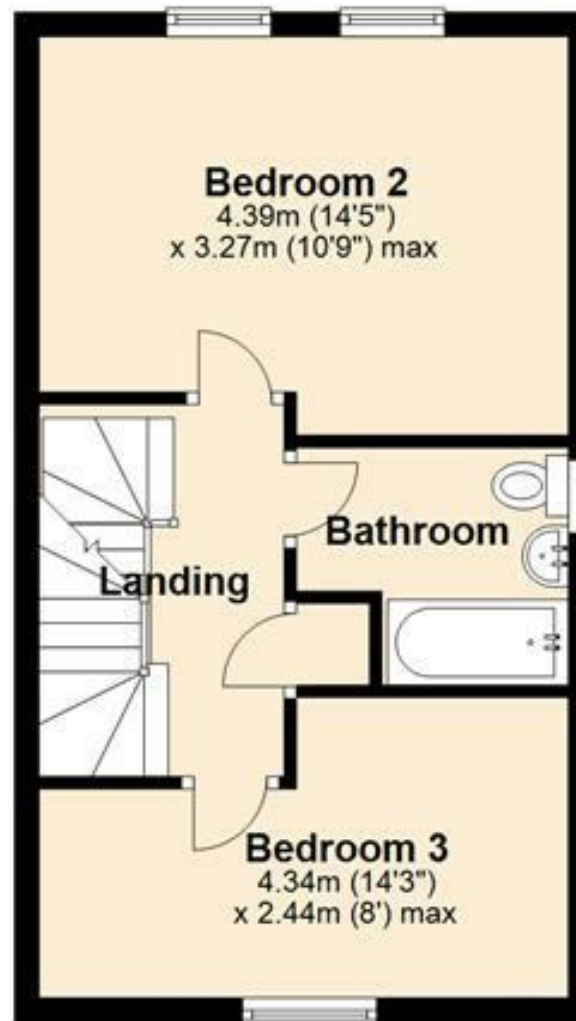


Ground Floor

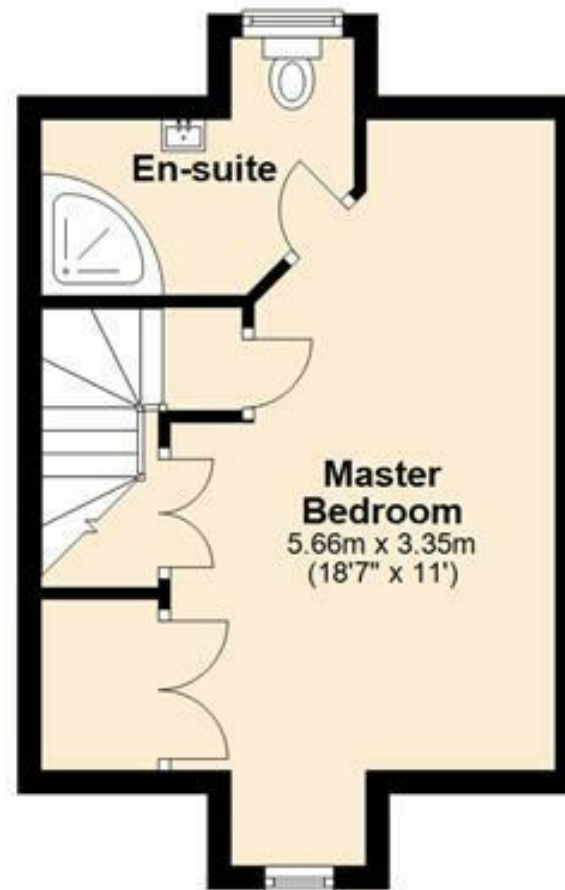


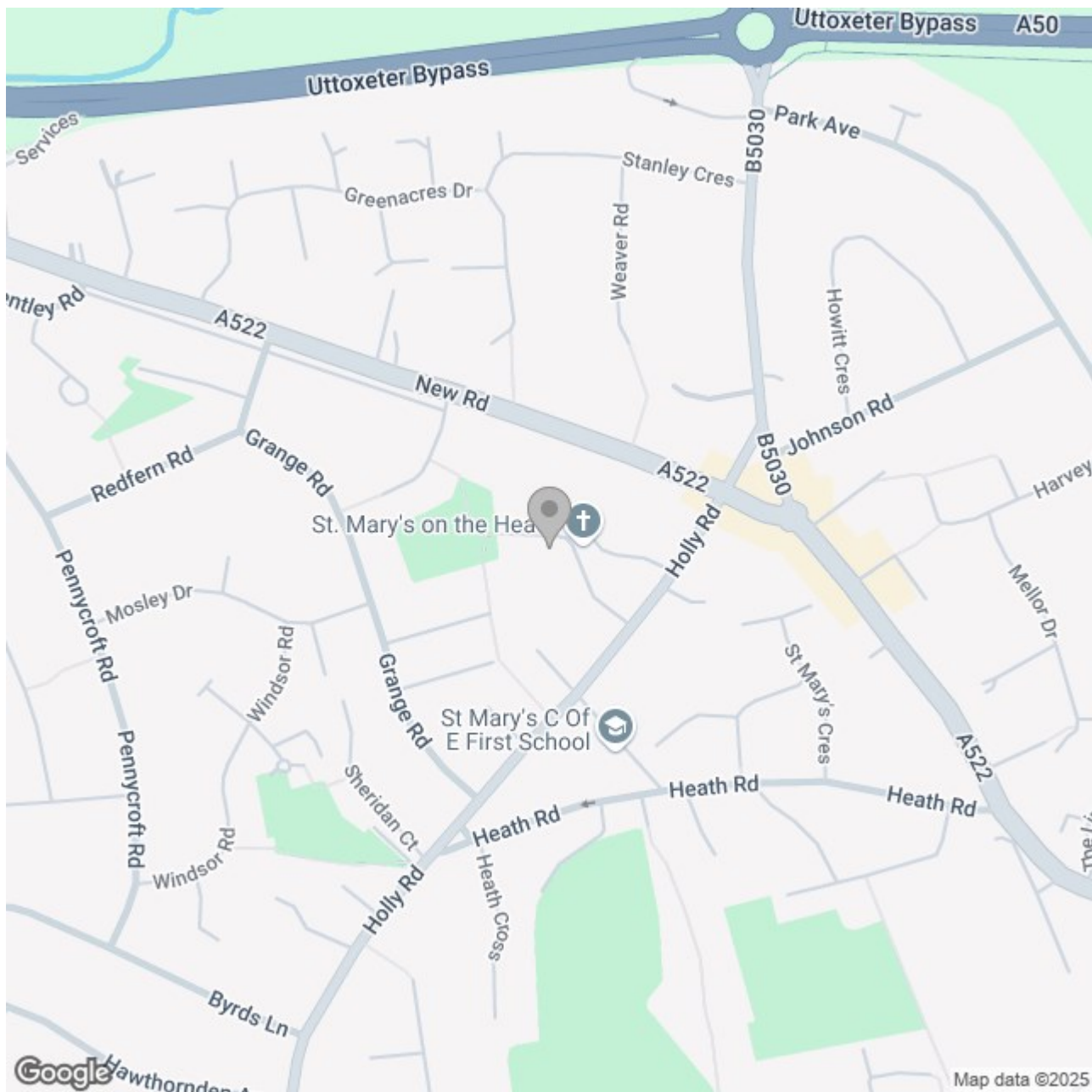
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode
Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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 