





**\*\* FOUR BEDROOMS \*\* DETACHED DOUBLE GARAGE \*\***

This detached family home boasts spacious accommodation. It is conveniently located in the market town of Uttoxeter, which offers good schools, sports and leisure facilities, bars, restaurants, and local shopping. The town has excellent transport links to the A50, connecting to the M1 and M6, as well as easy access to Derby, Stoke, and Stafford. Uttoxeter also has its own railway station.

The property, benefiting from gas central heating and double glazing, comprises three reception rooms, a breakfast kitchen, utility room, guest cloakroom, four bedrooms (including a master with an en suite and a Jack and Jill en suite shared by bedrooms two and three), and a family bathroom. The driveway provides off-road parking and leads to the double garage. The property also features gardens at the front, side, and rear.



## Description

Access to the property is gained via a driveway providing off road parking leading to the detached double garage and pathway leading to:

### Entrance Door:

Under an open porch; leading into:

### Entrance Hallway:

Having Engineered Oak flooring; stairs to the first floor accommodation; doors off to:

### Study:

With Engineered Oak flooring; double glazed window to the front elevation; central heating radiator.

### Guest Cloakroom:

With double glazed window to the rear elevation, low level w.c.; wash hand basin set in a vanity unit; dado rail with timber clad below.

### Lounge:

Having Engineered Oak flooring; double glazed window to the front elevation; feature fireplace housing a gas living flame fire, two central heating radiators; double doors leading into:

### Dining Room:

With Engineered Oak flooring; central heating radiator; French doors leading out to the rear garden.

### Breakfast Kitchen:

A fitted kitchen comprising one and a half bowl



stainless steel sink and drainer set in a base unit; further base units all with complementary work surface above; integrated electric oven with gas hob; integrated dishwasher, fridge and freezer; a range of matching eye level units; cooker hood; central heating radiator; double glazed window to the rear elevation; leading into:

### Rear Lobby:

With understairs storage cupboard; leading into:

### Utility Room:







Having stainless steel sink and drainer set in a base unit, integrated washer dryer; double glazed window to the side elevation; complementary work surfaces; central heating radiator, central heating boiler.

Stairs From The Hallway:  
Leading to:

First Floor Landing:  
Having loft access; cupboard housing the hot water tank; central heating radiator; doors off to:

Bedroom One:  
Having double glazed window to the front elevation; fitted wardrobes; central heating radiator; door leading into:

En Suite:  
Having double shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary tiling; central heating radiator; double glazed window to the front elevation.

Bedroom Two:  
Having double glazed window to the rear elevation; central heating radiator; door leading into:.

Jack And Jill En Suite:  
With double glazed window to the rear elevation; enclosed shower cubicle with wall mounted shower; wash hand basin; low level w.c.; central heating radiator; door leading into:

Bedroom Three:  
Having double glazed window to the rear elevation; fitted wardrobes; central heating radiator.

Bedroom Four:  
Having double glazed window to the front elevation; central heating radiator.

Family Bathroom:  
Having bath with mixer taps; wash hand basin; low level w.c.; bidet; complementary tiling; central heating radiator; double glazed window to the side elevation.

Double Garage:  
Having two up and over doors; power and lighting.

Gardens:  
The front garden is laid predominantly to lawn with side access leading to the rear garden which has patio area and again laid predominantly to lawn with timber fenced boundaries.

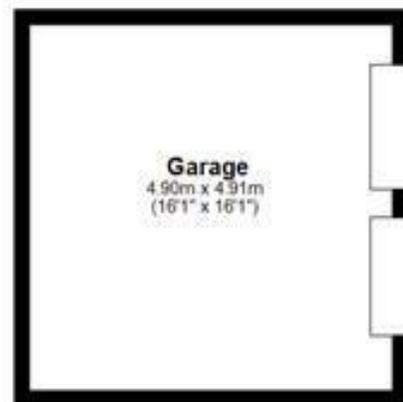
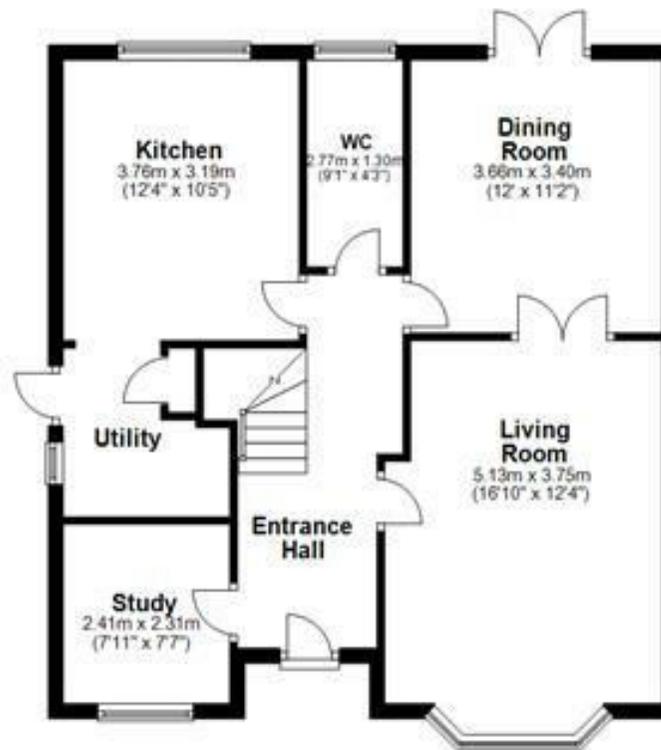






### Ground Floor

Approx. 95.8 sq. metres (1031.2 sq. feet)

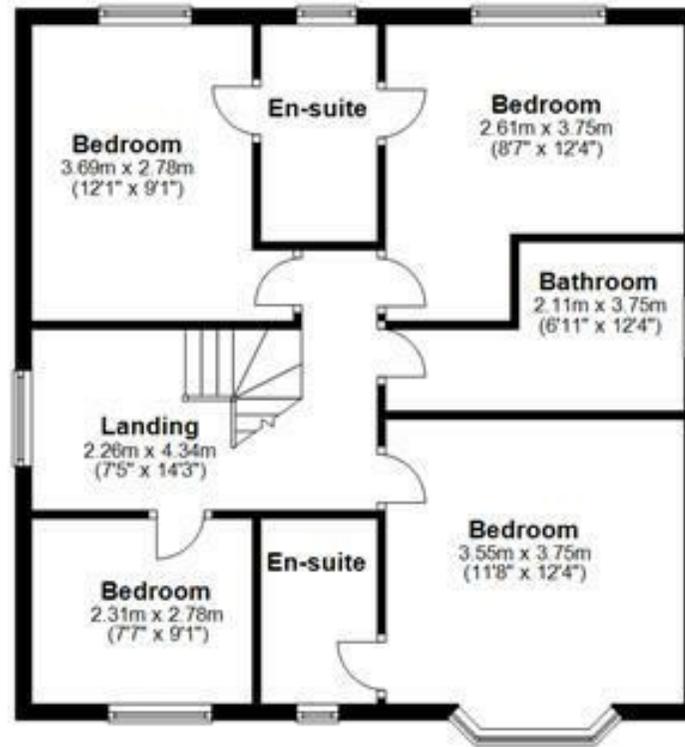


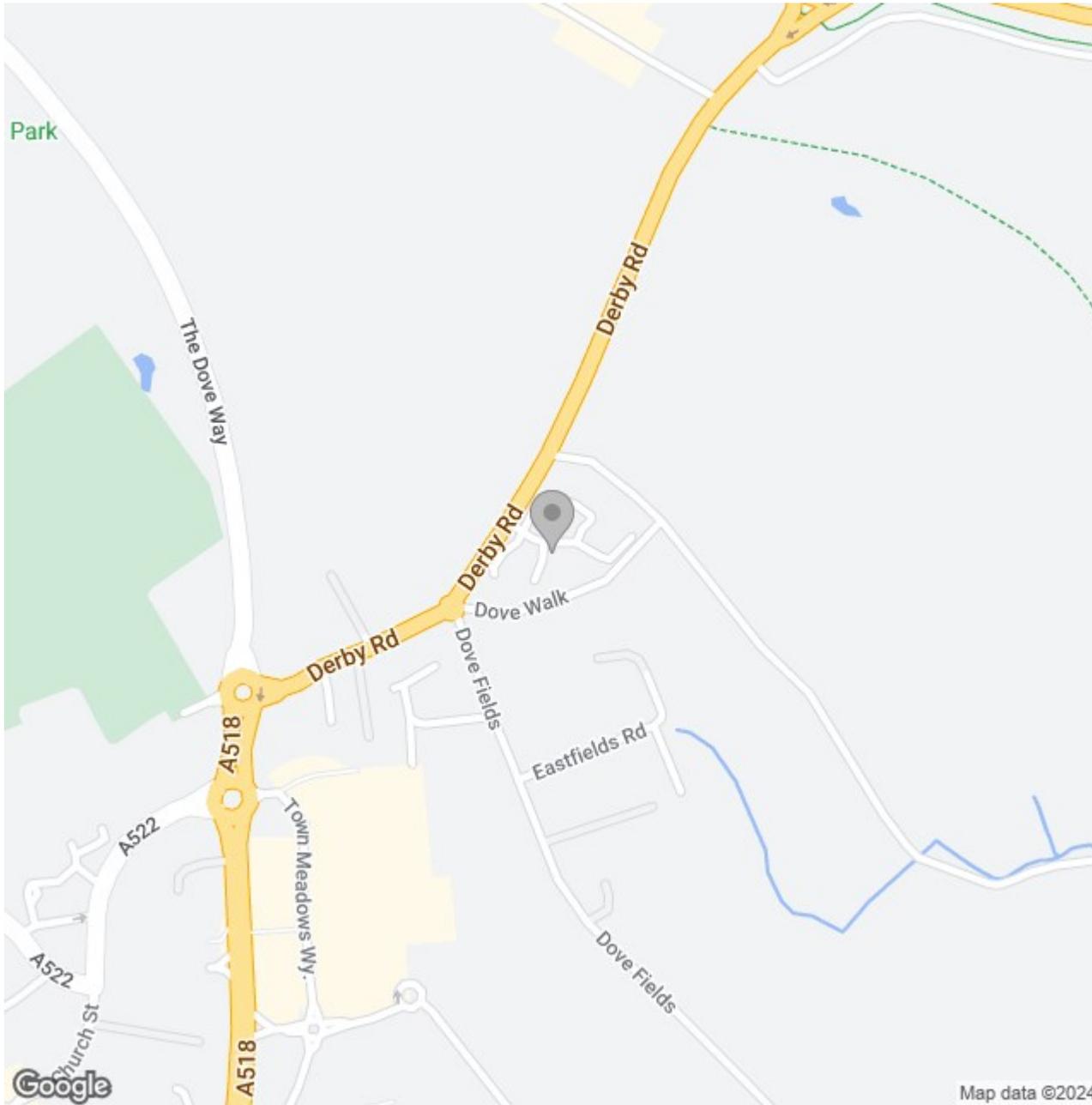
Total area: approx. 165.1 sq. metres (1777.2 sq. feet)

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

# First Floor

Approx. 69.3 sq. metres (746.0 sq. feet)





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	