





Situated in a popular residential area of Uttoxeter, this deceptively spacious and significantly extended two-bedroom semi-detached home offers versatile accommodation ideal for first-time buyers, downsizers, or investors. Beautifully maintained throughout, the property enjoys a convenient location close to local amenities, schools, and the town centre.

The accommodation is entered via a welcoming porch leading into a generous lounge with feature fireplace and useful under-stairs study area. Beyond, the extended ground floor provides excellent living space, including a dining room, well-appointed fitted kitchen, versatile sitting room, and a superb conservatory overlooking the garden. A modern family bathroom completes the ground floor accommodation.

To the first floor are two well-proportioned double bedrooms. The spacious principal bedroom spans the width of the property and benefits from an en-suite WC, while the second bedroom features extensive fitted wardrobes, providing excellent storage.

Externally, the property continues to impress with a generous frontage offering ample off-road parking for numerous vehicles. The enclosed rear garden has been designed for both relaxation and entertaining, featuring a covered veranda, decked seating area, lawned garden, and well-stocked borders. A detached summerhouse with power and lighting, together with an attached store, provides a fantastic additional space for hobbies, entertaining, or home working.

Presented in excellent condition throughout and offering far more accommodation than first appears, this is a superb home that must be viewed to fully appreciate its space, versatility, and quality.



Porch

Entered via a composite front entrance door with glazed panel, the welcoming porch benefits from a UPVC double glazed window to the side elevation, tiled flooring, fitted shelving, and ceiling spotlights. An internal glazed door leads through to the main living accommodation.

Lounge

A bright and inviting reception room featuring a UPVC double glazed window to the front elevation. The focal point of the room is the attractive gas fireplace with timber Adam-style surround and mantel. Additional features include a TV aerial point, fibre broadband connection, useful under-stairs study area, central heating radiator, thermostat control, and a spindle staircase rising to the first-floor landing. An internal glazed door provides access to the inner hallway.

Inner Hallway

Having useful storage cupboards, housing the electrical consumer unit, and providing access to:

Kitchen

Fitted with a UPVC double glazed window to the rear elevation, the kitchen features a range of matching wall and base units with complementary roll-edge work surfaces incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a stainless steel extractor hood, whilst there is additional space and plumbing for freestanding and under-counter appliances. Ceiling spotlights complete this well-appointed space.



Dining Room

A well-proportioned dining area featuring a range of fitted base-level storage units, central heating radiator, and telephone point. An open-plan doorway leads through to the kitchen, creating an ideal space for both everyday family living and entertaining.







Bathroom

Fitted with a modern three-piece suite comprising a low-level WC with concealed cistern, panelled bath with waterfall-style shower and glazed shower screen, and a wash hand basin with mixer tap set within a vanity unit providing useful storage. Complementary wall tiling, a heated radiator, and a UPVC double glazed obscured window to the rear elevation complete the room.

Sitting Room

A versatile reception room offering a variety of potential uses to suit a purchaser's needs, currently utilised as a sitting room but equally suitable as a home office, playroom, or formal dining room. The room features a central heating radiator, an attractive electric fireplace with surround and mantel, a UPVC double glazed window to the front elevation, and UPVC double glazed French doors opening into the conservatory.

Conservatory

A superb addition to the property, enjoying an abundance of natural light from UPVC double glazed windows and a self-cleaning glass roof. The conservatory benefits from tiled flooring, a central heating radiator, ceiling spotlights, and wall lighting. UPVC double glazed sliding patio doors provide direct access to the rear garden.

Landing

With loft access hatch, smoke alarm, and doors leading to the first-floor accommodation.

Bedroom One

A spacious principal bedroom featuring two UPVC double glazed windows overlooking the rear elevation and two central heating radiators. An internal door leads to the en-suite WC.



En-suite WC

Fitted with a two-piece suite comprising a low-level WC with concealed cistern and a wash hand basin with mixer tap and tiled splashback. The room also houses the gas combination boiler and benefits from an extractor fan.

Bedroom Two

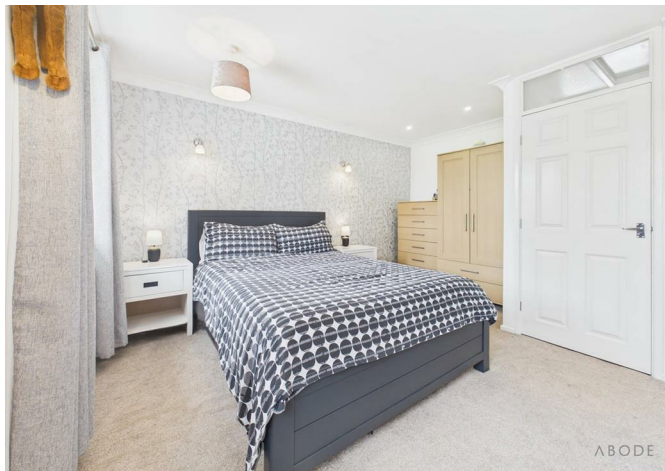
A well-proportioned double bedroom with a UPVC double glazed window to the front elevation and central heating radiator. The room benefits from a range of fitted wardrobes with mirrored sliding doors, hanging rails, and shelving, providing excellent storage solutions.

Outside

Outside, the property enjoys excellent outdoor space designed for both relaxation and entertaining. To the front, a generous tarmac driveway provides ample off-road parking for multiple vehicles.

To the rear, a superb covered veranda creates a versatile all-season outdoor seating and entertaining area, seamlessly extending the living space into the garden.

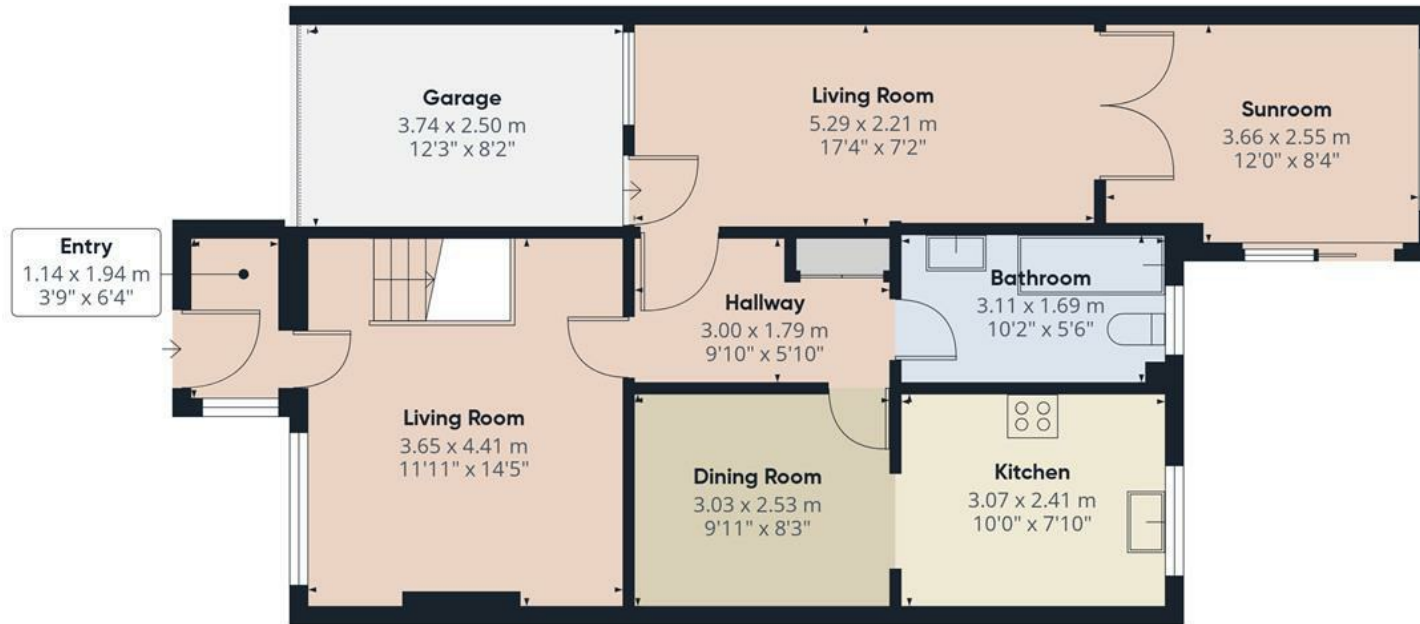
The enclosed rear garden is predominantly laid to lawn and is beautifully framed by well-stocked borders, offering a private and established setting. Positioned at the end of the garden is a delightful summerhouse with power and lighting, providing an ideal space for entertaining, hobbies, or relaxation, together with an adjoining storage area for added practicality. A further shed to the left provides great outdoor storage.







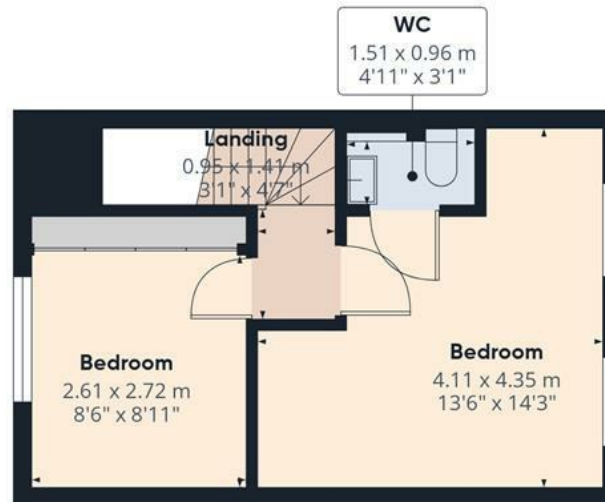




Floor 0

Approximate total area⁽¹⁾

98.8 m²
1063 ft²



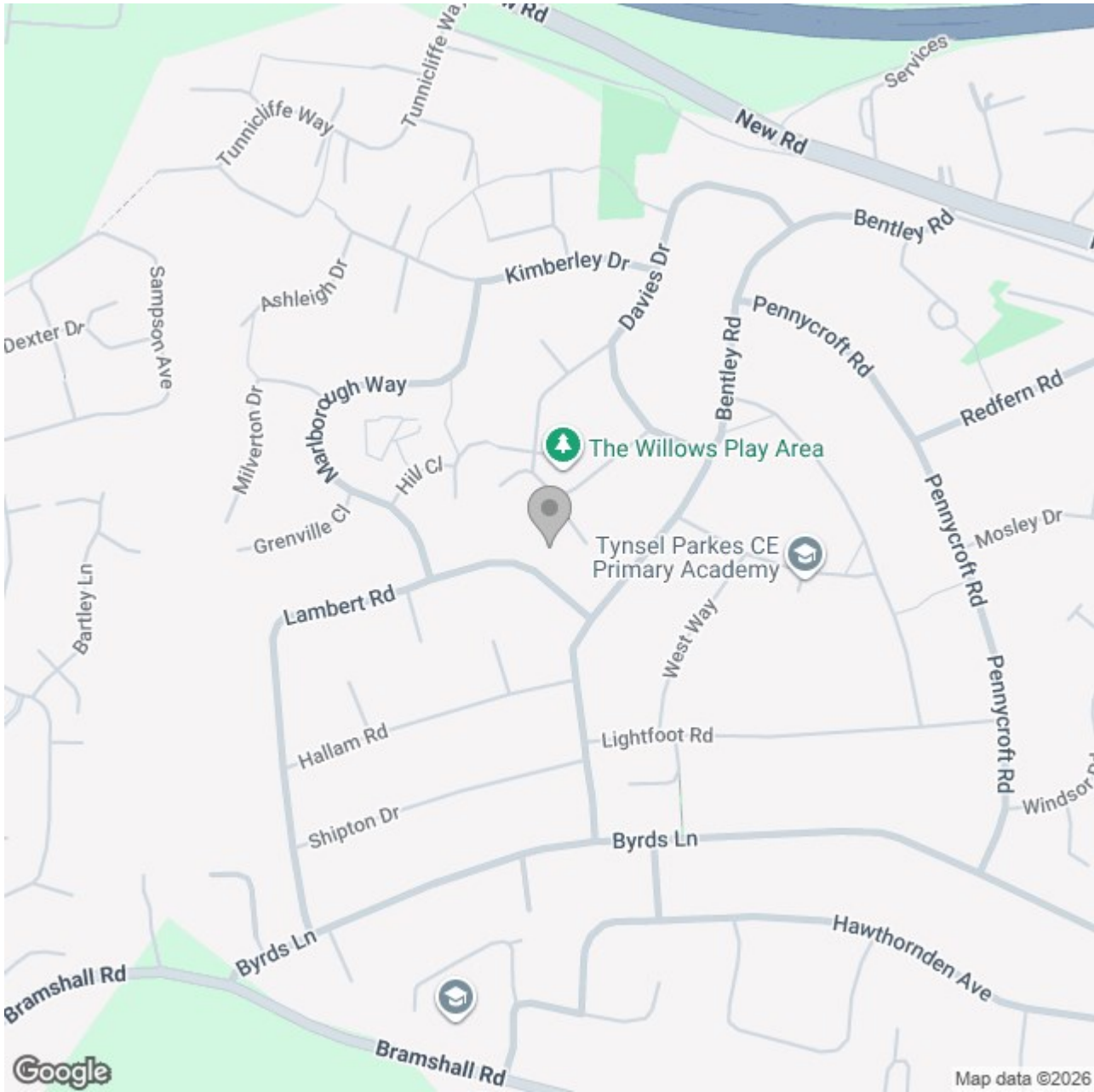
Floor 1

(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		81
(69-80) C	70	
(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	