



74 Friesian Way Uttoxeter, Staffordshire, ST14 5FJ

Situated within the highly regarded Bramshall Meadows development on the edge of Uttoxeter, this modern detached family home offers well-planned accommodation extending to approximately 1,194 sq ft, complemented by a detached garage, driveway parking and a private rear garden. The property enjoys a pleasant position within this popular residential estate, combining a semi-rural setting with convenient access to local amenities and commuter links.

The ground floor is entered via a welcoming hallway which provides access to a ground floor WC and a useful utility room. To the rear of the property is a spacious open-plan kitchen and living area, extending to over 8 metres in length. This impressive space is ideal for modern family living and entertaining, with the kitchen neatly arranged to one end and the living area benefiting from French doors opening directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

To the first floor, the accommodation is arranged around a central landing and comprises three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two

£1,350 PCM

74 Friesian Way

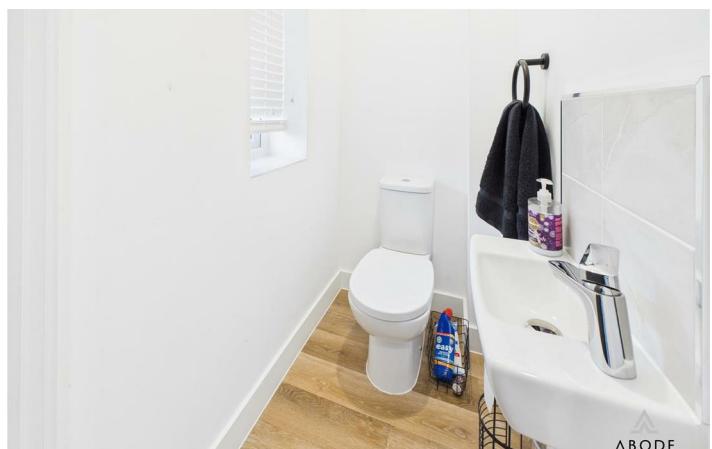
Uttoxeter, Staffordshire, ST14 5FJ



- Modern detached family home on the popular Bramshall Meadows development
- Utility room and ground floor WC
- Contemporary family bathroom
- Convenient edge of town location with access to Uttoxeter, schools and the A50
- Approx. 1,194 sq ft of well-planned accommodation
- Three well-proportioned bedrooms
- Detached garage with driveway parking
- Spacious open-plan kitchen and living area with French doors to the garden
- Master bedroom with en-suite shower room
- Private rear garden ideal for families and entertaining



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Cross Street, Cheadle, ST10 1NP
Tel: Email: lettings@abodemidlands.co.uk

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 | |