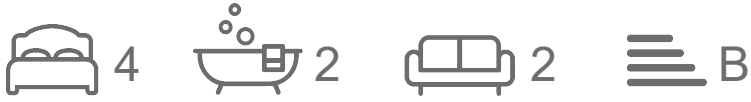# 19 Fraser Drive
, Uttoxeter, ST14 5EH

** FOUR BEDROM DETACHED PROPERTY ** NEW BUILD WARRANTY ** DETACHED DOUBLE GARAGE **

A beautifully presented four bedroom detached property, benefiting from a spacious plot, four good sized bedrooms and open plan kitchen/diner. Internal inspection is highly recommended to fully appreciate the scope of accommodation on offer. In brief, the property comprises hallway, lounge, kitchen/diner, utility room, cloaks/WC, study, four bedrooms with master having en-suite facilities and family bathroom. Externally, the property has a double width driveway leading up to a detached double garage with double up and over door.

The local area offers many nearby amenities with close proximity. Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE.
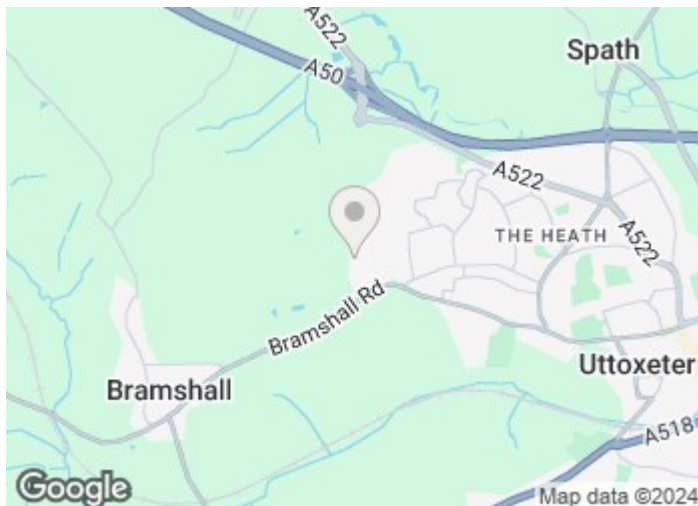
Asking Price £440,000

19 Fraser Drive

, Uttoxeter, ST14 5EH

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- BRAMSHALL MEADOWS
- EN-SUITE TO MASTER BEDROOM
- FAMILY BATHROOM WITH SEPERATE SHOWER CUBICLE
- DETACHED HOUSE
- LARGE OPEN PLAN KITCHEN/LIVING AREA
- NEUTRAL DECOR AND FLOORINGS
- ALLOCATED PARKING

DETAILS

Directions

GROUND FLOOR
APPROX. 66.0 SQ. METRES (710.6 SQ. FEET)

KITCHEN/LIVING AREA
3.26M X 8.04M
(10'8" X 26'4")

STORAGE

UTILITY
1.76M X 1.78M
(5'9" X 5'10")

TOILET
.76M X 0.85M
(5'9" X 2'10")

LIVING ROOM
5.38M (17'8") MAX
X 3.62M (11'11")

HALLWAY
4.49M (14'9") MAX
X 1.96M (6'5")

STUDY
2.63M X 2.73M
(8'8" X 8'11")

FIRST FLOOR
APPROX. 66.5 SQ. METRES (715.5 SQ. FEET)

BEDROOM 3
2.79M X 3.44M
(9'2" X 11'3")

BEDROOM 4
2.79M X 2.19M
(9'2" X 7'2")

BATHROOM
2.79M X 2.60M
(9'2" X 8'6")

EN-SUITE
1.50M X 2.24M
(4'11" X 7'4")

LANDING
1.31M X 4.75M
(4'4" X 15'7")

STORAGE

WARDROBE

BEDROOM 1
3.36M X 3.44M
(11' X 11'3")

STORAGE

BEDROOM 2
3.55M X 4.03M
(11'8" X 13'3")

BALCONY

TOTAL AREA: APPROX. 132.5 SQ. METRES (1426.2 SQ. FEET)

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

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN
Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk https://www.abodemidlands.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	84	

England & Wales | EU Directive 2002/91/EC