





**\*\* THREE BEDROOM DETACHED \*\* GATED DEVELOPMENT \*\* WALKING DISTANCE TO TOWN CENTRE \*\***

Seven Acres is a small and exclusive gated development of just Six homes on the outskirts of Uttoxeter. Built by Ridgewood Homes in 2021, the property benefits from having a high energy performance and still within NHBC warranty. A high specification, three-bedroom detached property, situated in a popular area of Uttoxeter. Being double glazed and gas centrally heated. A brief internal description of the property comprises hallway, cloakroom/WC, lounge, kitchen/diner, utility room, three bedrooms and family bathroom.

Externally, accessed via remote gated entry, leads to the head of the cul de sac stands the property with a good amount of frontage having double width off-road parking, with access leading to the spacious rear garden.

The rear has been landscaped with an entertaining decked patio area and laid to lawn gardens featuring a wide variety of mature plants and shrubs.



## Area

Uttoxeter is a small town situated within East Staffordshire. This market town enjoys good road links via the A50, linking the M1 and M6, 20 miles from Derby and 14 miles from both Burton and Stafford.

Famous for its incredible racecourse, and links to JCB which is one of the Town's main employers, having its world headquarters based nearby at Rocester.

Nearby attractions include the Peak District which boast an abundance of activities for those who love the outdoors and Alton Towers, one of the UK's best theme parks

## Hallway

With a glass panel composite front entry door leading into, staircase rising to the first floor landing, smoke alarm, spotlighting to ceiling, thermostat, central heating radiator, panel doors lead to:

## Kitchen/Diner

With two UPVC double glazed windows to the front elevation, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with granite drop edge, preparation work surfaces and complementary tiling surrounding, a range of integrated appliances includes a four ring electric hob, oven/grill, stainless steel hob, extractor, hood, composite sink and drainer with mixer tap, dishwasher, fridge, freezer, space for further freestanding appliances, and white goods, central heating radiator, smoke alarm, door leads to:



## Utility Room

With a UPVC double glazed side entry door, central heating radiator, freestanding and plumbing space for undercounter white goods, with woodblock drop edge preparation work surfaces, central heating combination gas boiler, consumer unit, spotlighting to ceiling, extractor fan, door leads to:







### Cloaks/WC

With a UPVC double glazed frosted glass window to the rear elevation, low-level WC with continental flush, wash hand basing with mixer tap and tiled splash back, storage cupboard, extractor fan, spotlighting to ceiling and central heating radiator.

### Landing

With a UPVC double glazed frosted glass window to the side elevation, access to loft space via loft hatch, smoke alarm, oak panelled doors lead to:

### Bathroom

Featuring a three-piece shower room suite, comprising of low-level WC, with Continental flush, pedestal wash hand basin with waterfall mixer tap, base level storage, double shower cubicle with sliding glass screen and waterfall showerhead, with complementary tiling to both floor and wall coverings, chrome heated towel radiator, spotlighting to ceiling and extractor fan and shaving point.



### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, built-in double wardrobes with doors comprising of hanging rails, and eye level shelving

### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in double wardrobe with double Oak doors, comprising of shelving and hanging rails

### Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator.



### Outside

To the rear elevation is an extended entertaining paved patio area, with a garden which is mainly to lawn to the perimeter, various shrubs and plants occupy the plot, with enclosing timber fence panels and concrete posts maintaining the boundary and providing a good degree of privacy.

The garden features a Westerley facing aspect, allowing for ample evening and afternoon sun.

### Specification

Electric Gated Access

Double Glazed

Gas Central Heating

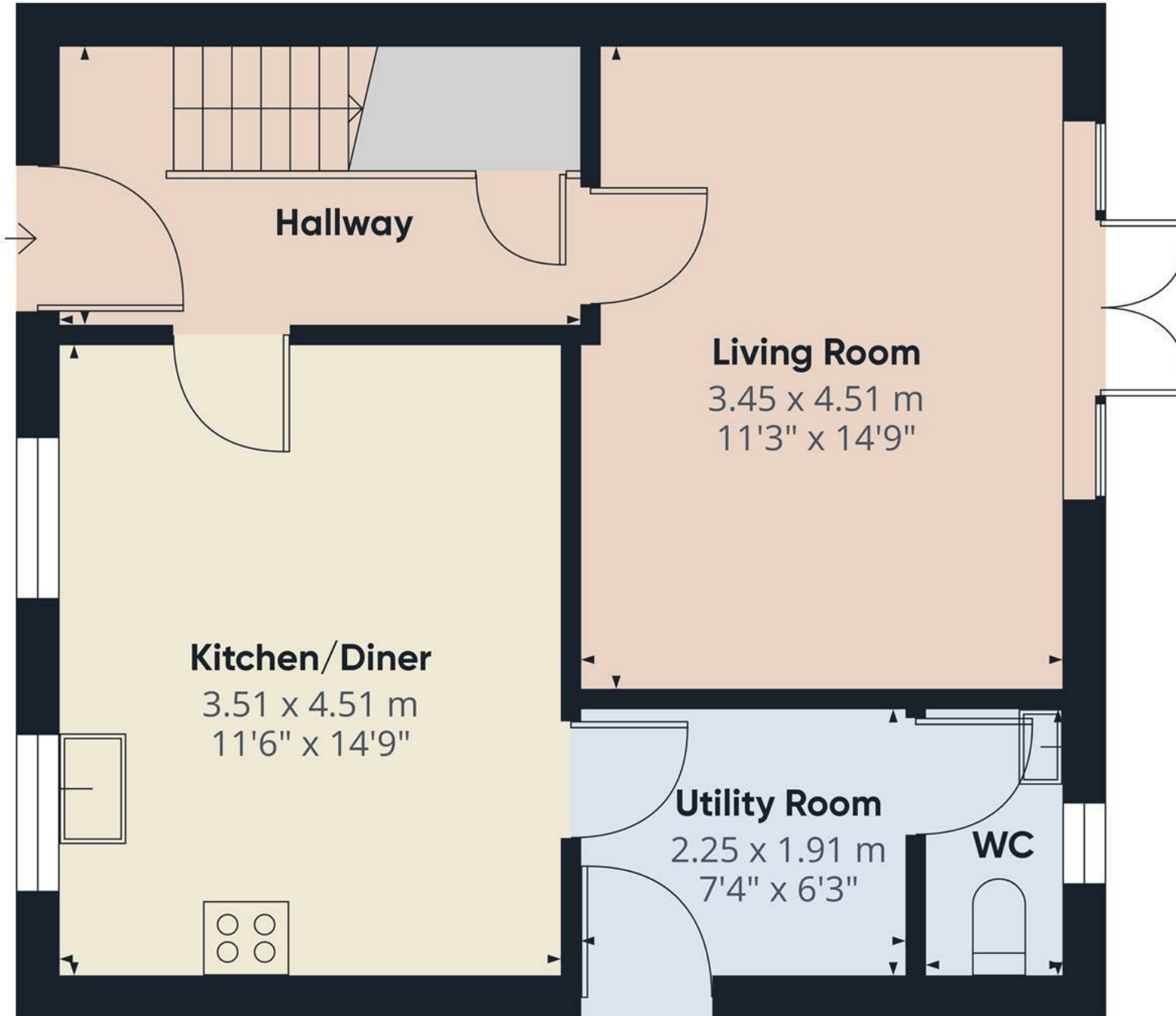
10 Year NHBC Guarantee from build completion (2021)

High Quality Fitted Kitchens

Integrated appliances

Walking distance to Uttroter and amenities





Floor 0

Approximate total area<sup>(1)</sup>

45.38 m<sup>2</sup>

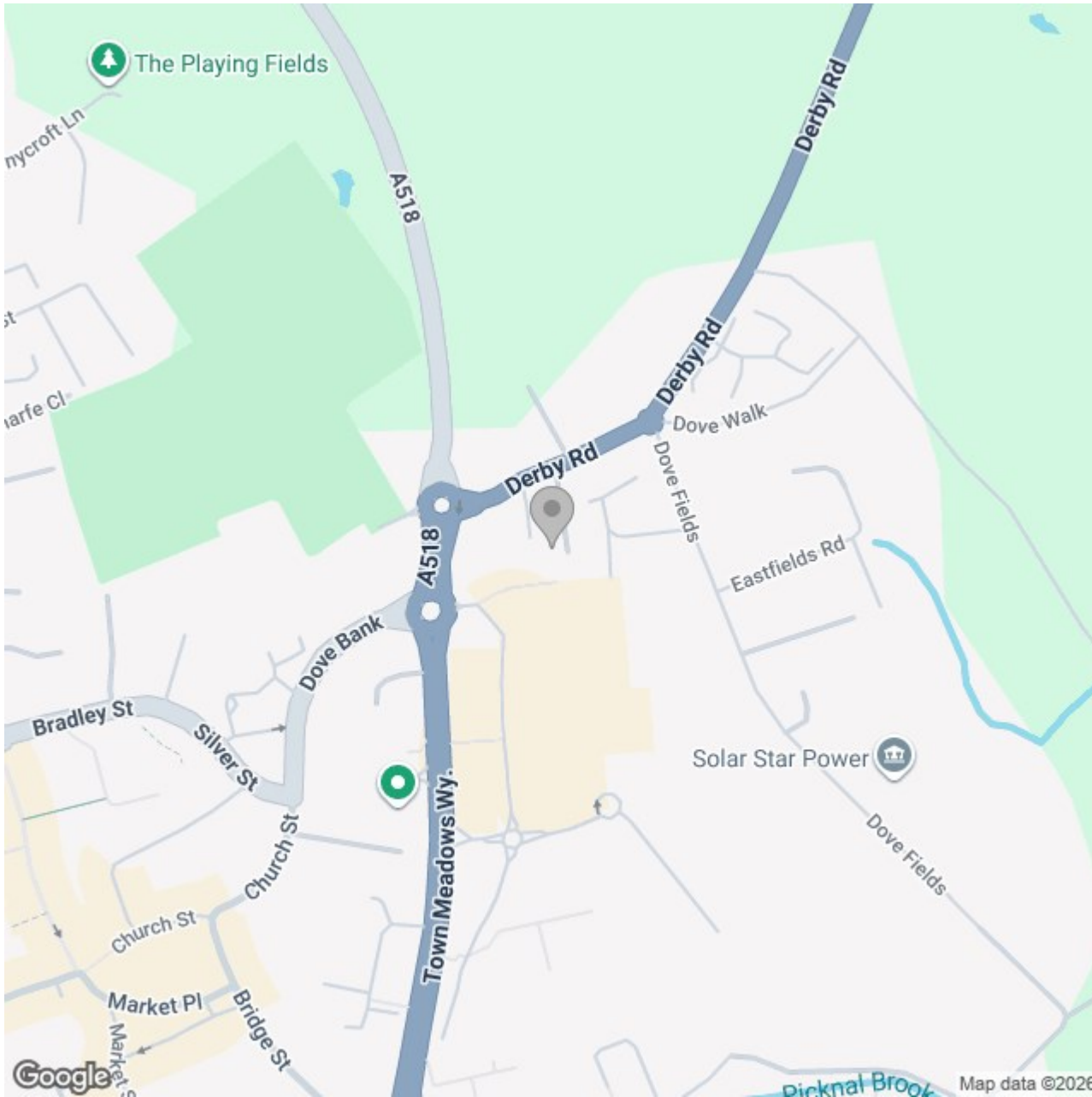
488.46 ft<sup>2</sup>

(1) Excluding balconies and terraces.


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>95</b>   |
| (81-91) <b>B</b>                            | <b>84</b>                  |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |