



ABODE
SALES & LETTINGS



4
Spencer Close
Uttoxeter
ST14 8YA
£550,000



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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 PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	90
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



ABODE are pleased to offer for rental this immaculately presented five bedroom detached family home situated at Uttoxeter on the edge of the town centre.

Spacious throughout, this is a rare opportunity to secure a large family home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large brand kitchen/diner with a full range of integral appliances and bi-folding doors. Good size living area with double doors and feature multi-fuel burner. Second reception room with patio doors. Office area also to the ground floor overlooking the rear. Guest cloakroom with white suite.

The first floor provides five good sized bedrooms, four bedrooms have the benefit of built in wardrobes. These rooms are serviced by a family bathroom as well as two en-suites.

A large plot surrounds the property with a small garden area, driveway for two cars and a double garage to the frontage. Patio, lawn and established shrubs complete the rear garden area.

Available August 2023.

Book your viewing at the earliest opportunity to avoid disappointment!

