





 **ABODE**  
SALES & LETTINGS

**\*\* CUL DE SAC LOCATION \*\* FOUR BEDROOMS  
\*\* DETACHED DOUBLE GARAGE \*\* TWO  
RECEPTION ROOMS \*\* SPACIOUS PLOT \*\***

This detached family home offers spacious accommodation and is ideally situated in the market town of Uttoxeter. The town provides excellent schools, sports and leisure facilities, bars, restaurants, and a variety of local shops. Uttoxeter has superb transport links via the A50 to the M1 and M6, with easy access to Derby, Stoke, and Stafford, and also features its own railway station.

The property includes gas central heating and double glazing throughout. Inside, you'll find two reception rooms, a breakfast kitchen, utility room and guest cloakroom. The master bedroom has an en suite and dressing room, three further bedrooms plus a refitted family bathroom. Outside, the double width driveway offers off-road parking and leads to a detached double garage. The home is surrounded by gardens on the front, side, and rear.

Viewing by appointment only.



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## Hallway

With a double glazed door to the front elevation, UPVC double glazed window to the front elevation, telephone point, thermostat, useful stairs storage cupboard, two smoke alarms, internal doors lead to:

## Kitchen

With 2x UPVC double glazed windows to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and tiling to both floor and wall coverings. A range of integrated appliances include a one and a half stainless steel sink and drainer with mixer taps, four ring stainless steel Smeg gas hob with matching extractor hood, oven and grill, dishwasher, freezer, space for further freestanding white goods, breakfast bar with LED down lighting and spotlighting to ceiling.

## Utility

With 2x UPVC double glazed windows to the rear and side elevations, frosted double glazed door leads to the rear. With tiled flooring throughout, matching base and eyelevel storage cupboards with granite effect roll top preparation work surfaces with tiling surrounding. Integrated appliances include a stainless steel sink and drainer with mixer tap, Worcester Bosch condensing system boiler, plumbing for freestanding undercounter white goods and extractor fan.

## Dining Room

With a UPVC double glazed bay window to the rear elevation, central heating radiator and TV aerial point.



## WC

With a UPVC double glazed frosted window to the front elevation, low-level WC, wash hand basin and central heating radiator.

## Lounge

With UPVC double glazed window to the front elevation, central heating radiator, feature electric fire, glazed doors leading to dining room, and Double glazed patio door leading to the rear garden.







### Landing

With access to loft space via loft hatch, two smoke alarms, central heating radiator, useful over stairs airing cupboard housing the pressurised hot water tank with immersion heater eye level shelving and automatic lighting, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, opening leading to a dressing room with two double built-in wardrobes housing shelving and hanging rails, central heating radiator, UPVC double glazed frosted window to the front elevation, internal door leading to:

### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC, floating wash handbasin with mixer tap, double shower cubicle with sliding glass screen and complementary tiling to wall coverings, shaving point, central heating radiator, spotlighting to ceiling and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobes with eyelevel shelving and hanging rails.

### Bedroom Three

With 2x UPVC double glazed windows to the front elevation, central heating radiator, built-in storage cupboard with shelving and hanging rail.

### Bedroom Four

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

### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC, double walk-in shower cubicle with glass screen and tiling to wall coverings, chrome heated towel radiator, spotlight ceiling and extractor fan.

### Outside

The property has well presented garden to the rear, Outside Taps, paved patio area, leading to laid to lawn with well-stocked borders featuring a variety of shrubs and plants. There is also an additional Vegetable patches, a shed, a cabin with power and aerial point suitable for a workplace or enjoyment of the garden, . The front garden is also laid to lawn. A double-width driveway provides off-road parking and leads to the garage, which has an up-and-over door, power. gated access to the rear of the property

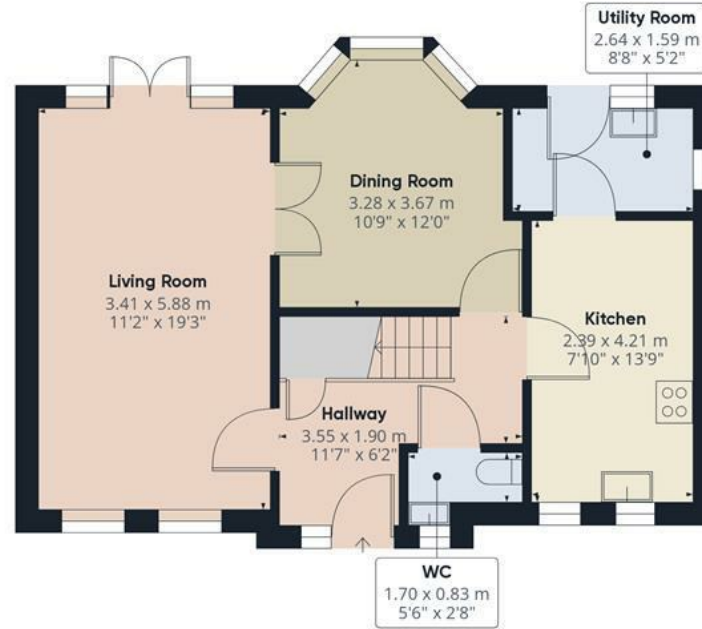












Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
106.74 m<sup>2</sup>  
1148.89 ft<sup>2</sup>

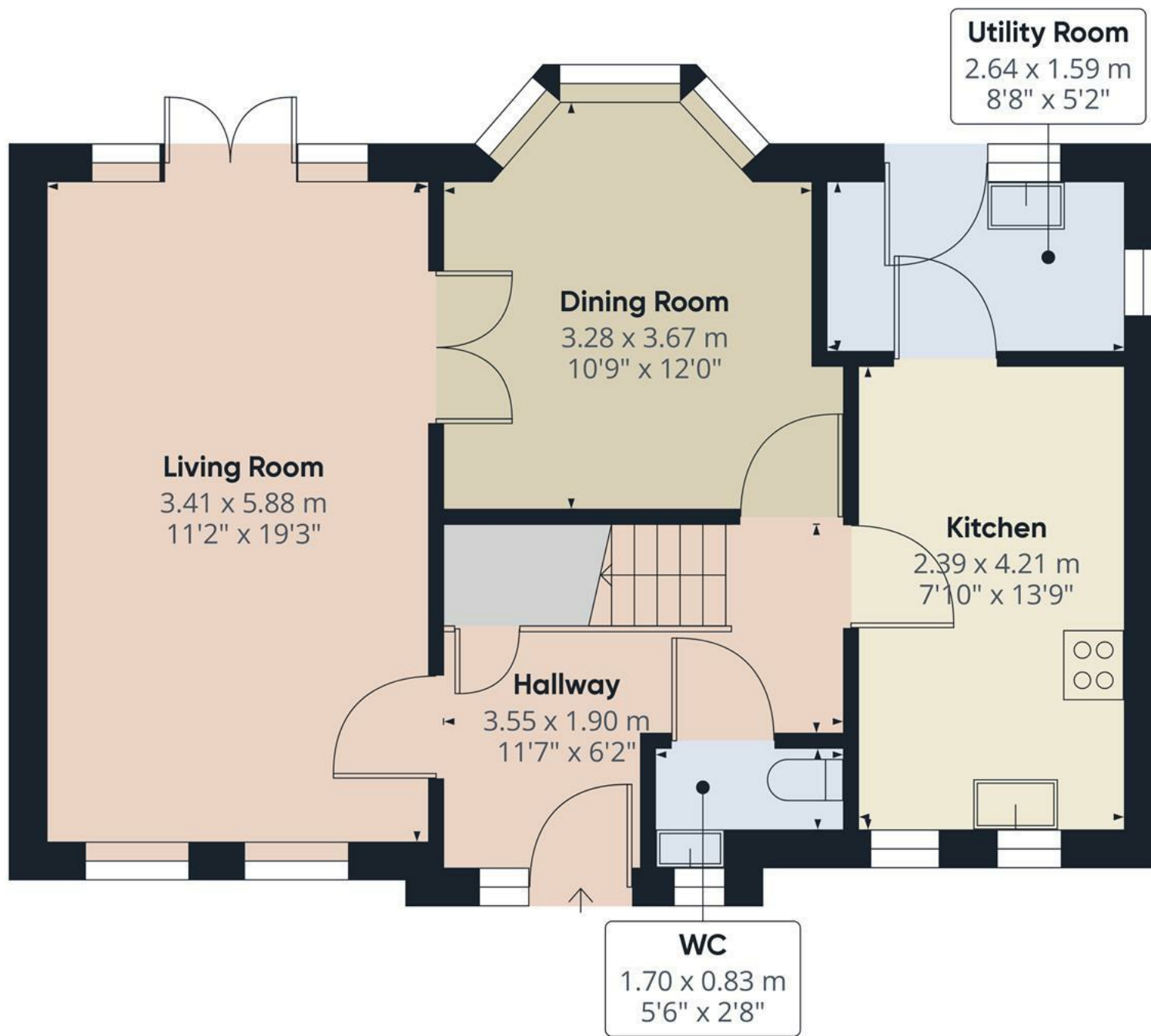


Floor 1 Building 1

(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.

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

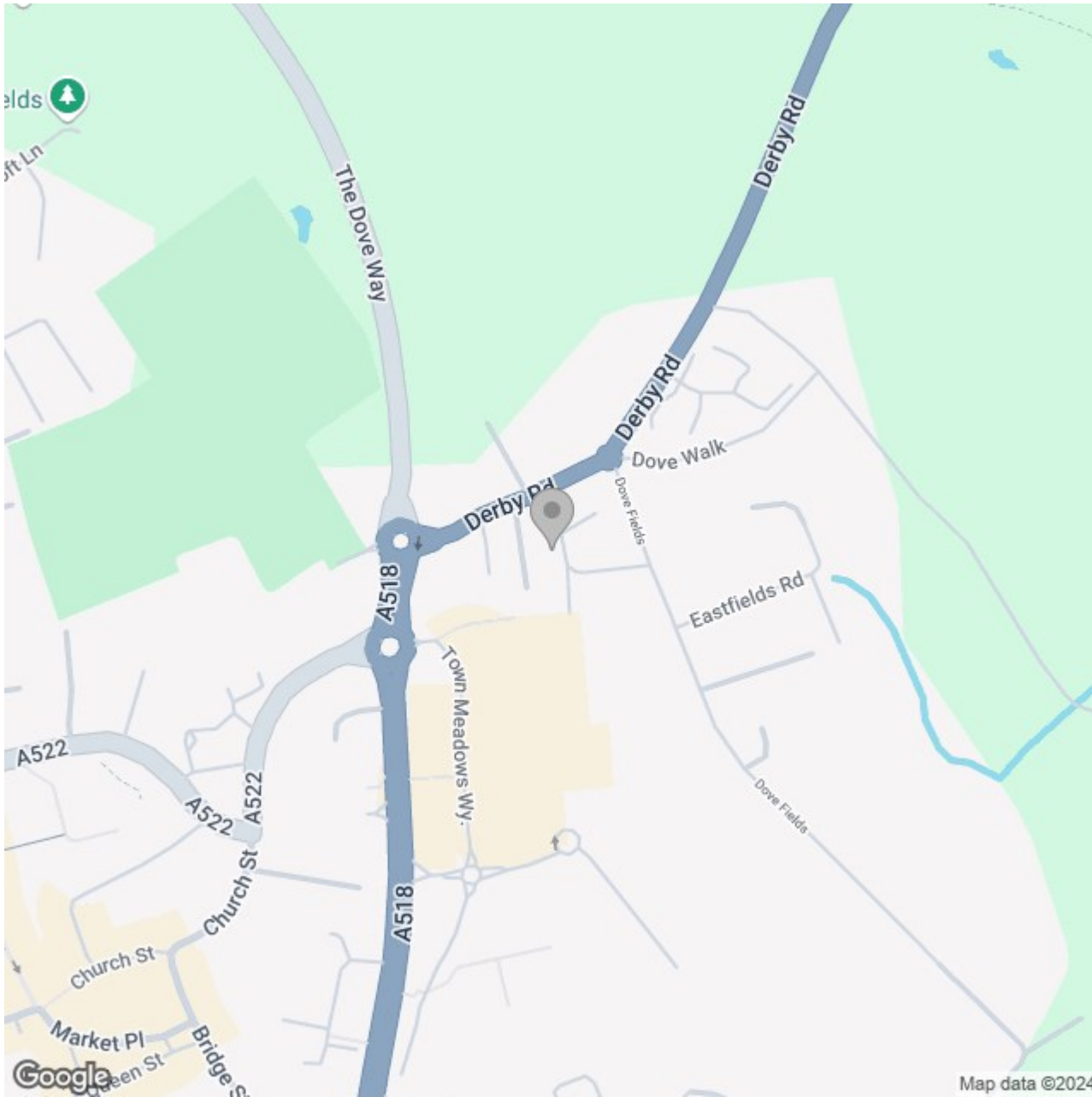
58.18 m<sup>2</sup>

626.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</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 2002/91/EC	