





**** MODERN THREE BEDROOM SEMI-DETACHED
** DAVID WILSON PROPERTY ** TWO PARKING
SPACES ** HIGH ENERGY PERFORMANCE ** 360
TOUR AVAILABLE ****

A beautifully presented three bedroom end town house property, situated on the desirable David Wilson development in Uttoxeter. The property benefits from having a spacious kitchen diner and three well proportioned bedrooms. In brief, the accommodation comprises to the ground floor: entrance hallway, living room, kitchen/diner and cloaks/WC. The first floor has three bedrooms of which the master has en-suite shower room facilities and a separate family bathroom. The outside of the property has a double width driveway providing ample off road parking. The rear elevation features an entertaining patio and a laid to lawn garden enclosed with timber fencing. Viewing is highly recommended via

ABODE Estate Agents.



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Hall

With a composite front entry door leading into with Amtico flooring throughout, central heating radiator, isolator switch, door entries lead to:"

WC

With a low-level WC with continental flush, pedestal wash hand basin, Amtico flooring, wash hand basin with mixer tap and tiled splashback, consumer unit, central heating radiator, extractor fan

Lounge

With a UPVC double glazed window to the front elevation, two central heating radiators, thermostat, TV aerial points with cat six, and telephone ports, useful under stairs storage cupboard.

Kitchen Diner

With a UPVC double glazed window to the rear elevation, UPVC double glazed French doors, leading to the rear patio, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with wood block effect drop edge preparation, work surfaces. A range of integrated appliances includes a stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill, fridge, freezer, dishwasher, central heating radiator and in housing is the central heating combination gas boiler.

Landing

With access to loft space via loft hatch, smoke alarm, cupboard, which provides ideal storage, internal doors lead to:



Bedroom One

With 2x UPVC double glazed windows to the rear elevation, central heating radiator, TV aerial point, thermostat, a range of built-in fitted wardrobes comprising of hanging rails and eye level shelving.







En suite

With UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC with Continental flush, wash hand basin with mixer tap and tiled splash back, double shower cubicle with electric shower over, complementary tiling to wall coverings and sliding glass screen, extractor fan, shaving point, heated towel radiator.

Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

Family Bathroom

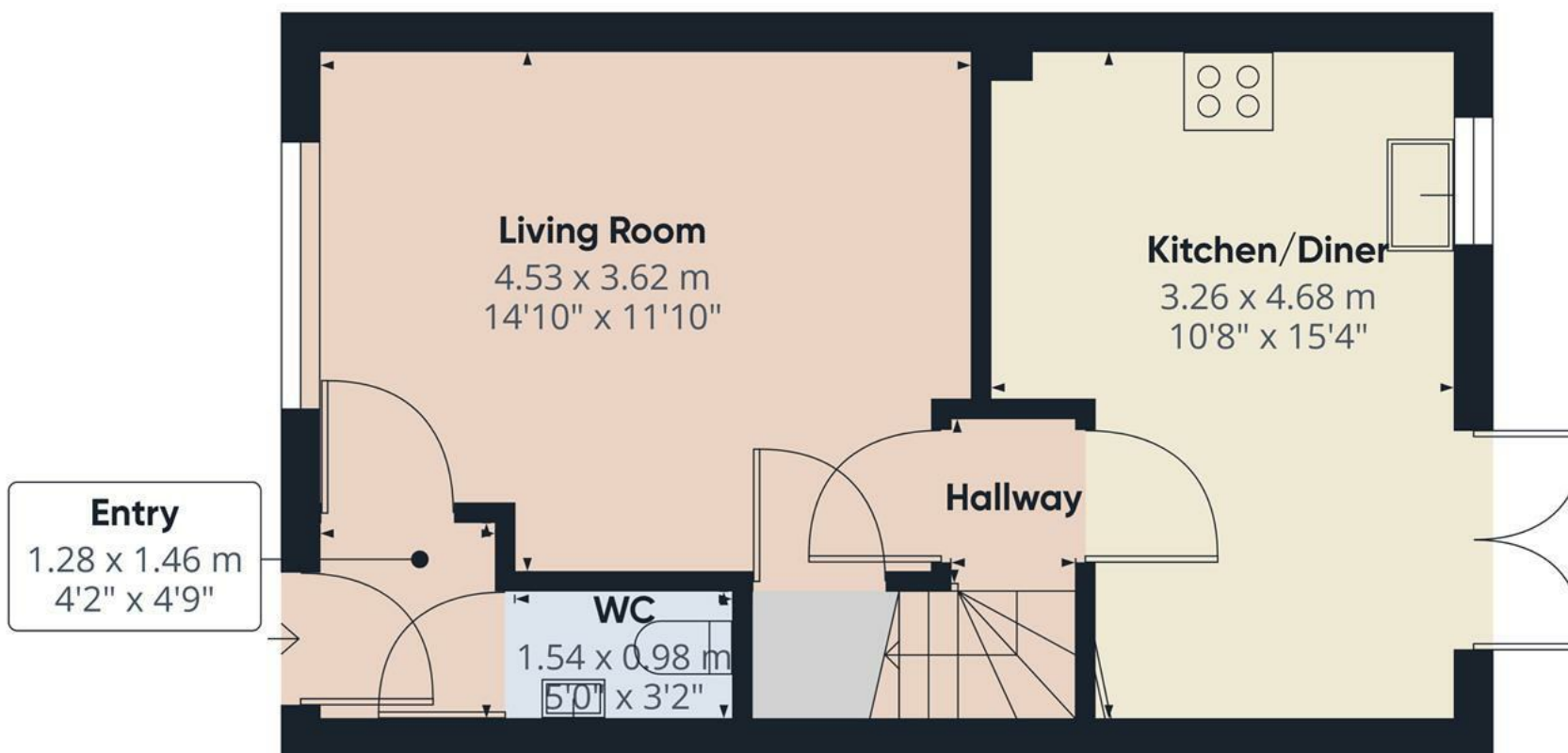
With a UPVC double glazed frosted glass window to the side elevation, the bathroom features of three-piece suite, comprising of low-level WC with continental flush, wash hand basin with mixer tap and tiled splash back, panelled bath unit with mixer tap, and complementary tiling surrounding, heated towel radiator and extractor fan







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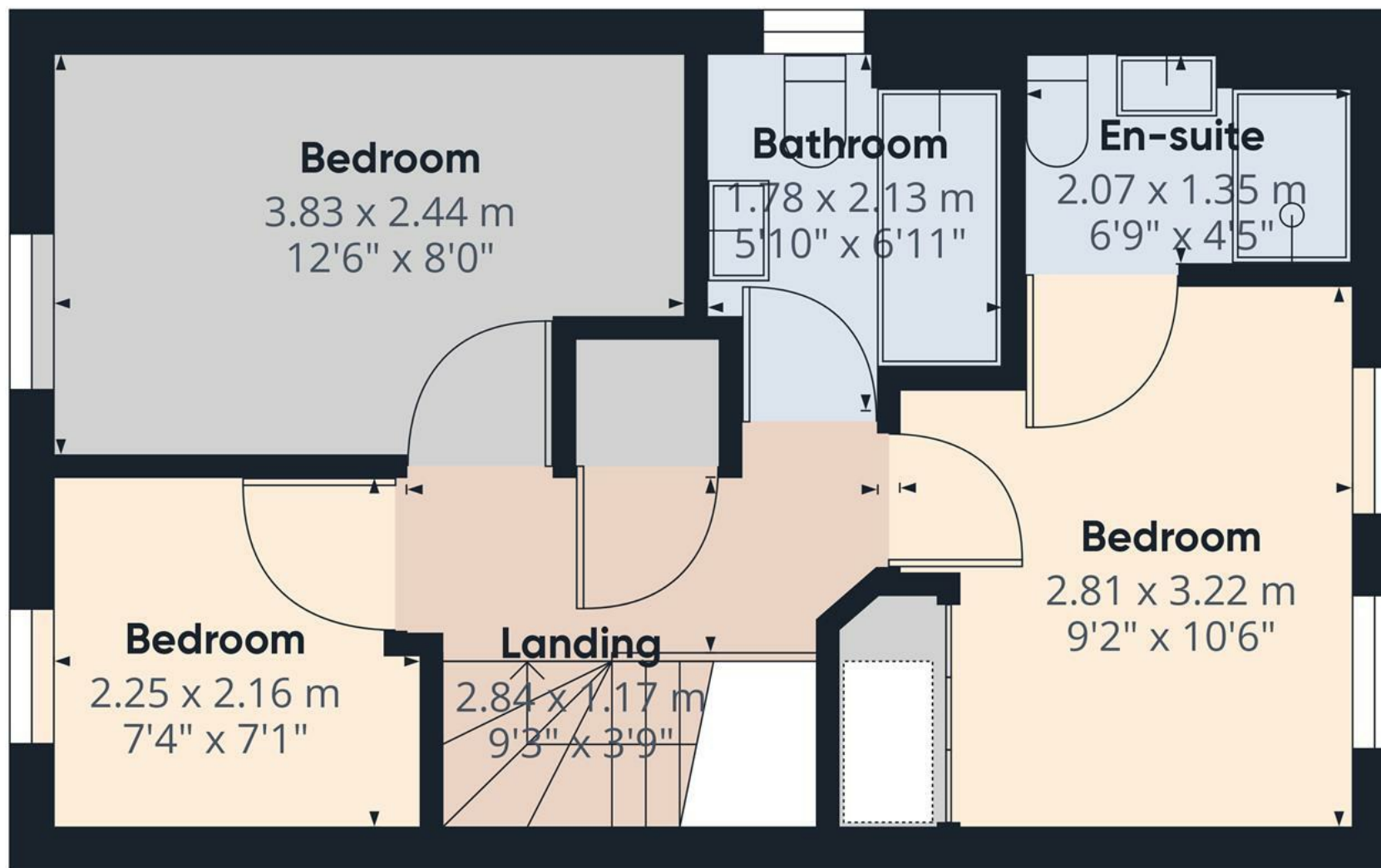
Approximate total area⁽¹⁾
36.78 m²
395.93 ft²

(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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Floor 0



Approximate total area⁽¹⁾

32.56 m²

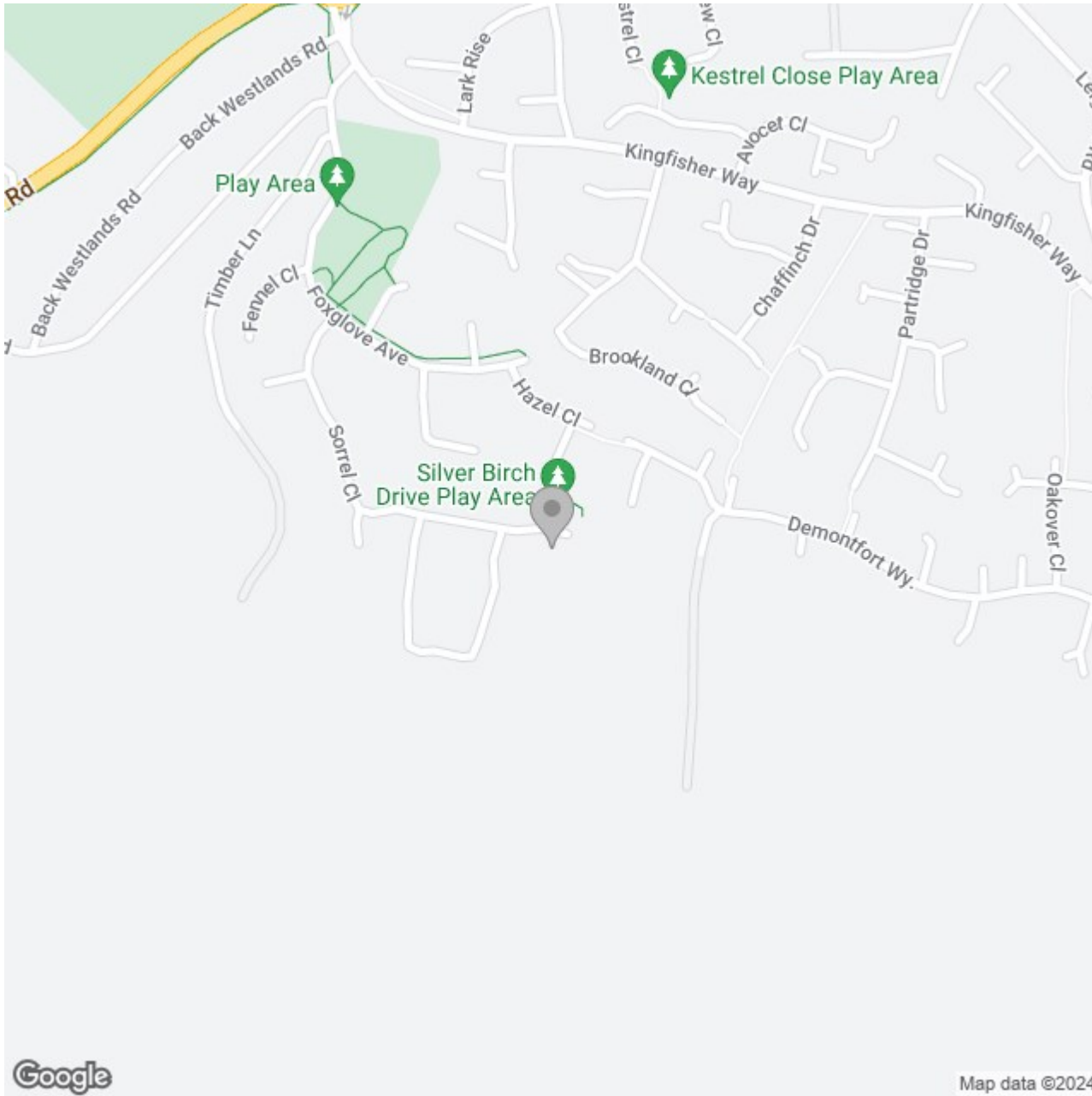
350.44 ft²

(1) Excluding balconies and terraces.

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	