





**\*\* NO CHAIN \*\* THREE BEDROOM DETACHED WITH CORNER PLOT \*\* ELECTRIC GARAGE DOOR \*\* 360 TOUR \*\***

Offered for sale with no upward chain, stands this three bedroom detached home situated in a popular area of Uttoxeter. Being uPVC double glazed and gas centrally heated, furthermore the external timberwork has recently been entirely replaced, creating low maintenance upkeep. A brief internal description of the property comprises hallway, cloakroom/WC, lounge, kitchen/diner, conservatory, utility room, three bedrooms with master en-suite and family bathroom.

Heading upstairs, there are two double bedrooms and one single bedroom or study, each offering comfortable living space. The master bedroom features an en-suite shower room. The family bathroom is adorned with a three-piece suite, including a charming roll-top bath.

Outside, the front garden is neatly kept, accompanied by driveway parking and access to the garage. The rear garden offers ample space, complete with a patio, a summer house, and a shed, providing the perfect setting for outdoor enjoyment and relaxation

The property is conveniently located within easy access to local amenities such as shops, schools, leisure centre and still only a short journey to the centre of Uttoxeter. Easy access to A50 which links all major road links. Viewings are strictly by appointment only.



## Hallway

With a UPVC double glazed front entry door, UPVC double glazed frosted window to the front elevation, central heating radiator, smoke alarm, internal doors lead to:

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator x2, the focal point of the room being the gas fireplace, TV aerial point, double glazed sliding door leading to:

## Conservatory

With double glazed timber windows to rear and side elevations, Perspex roof and double glazed timber door leading to the rear garden.

## Kitchen/Diner

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with granite effect drop edge preparation work surfaces. Integrated appliances include a five ring gas hob, extractor fan, oven/grill, composite sink and drainer with mixer tap, dishwasher, fridge, freezer, central heating radiator, TV aerial point, internal door leads to:

## Utility Room

With a UPVC double glazed door leading to the rear, UPVC double glazed window to the rear elevation, matching base and eye level storage cupboards with integrated washing machine and dryer, stainless steel sink and drainer with mixer tap, in housing is the central heating gas boiler, smoke alarm, central heating radiator, access into loft space via loft hatch, integral access lead to:



## Garage

With an electric up over door to the front elevation, access to loft space via loft hatch, electrical consumer unit and various electrical power supplies and water tap.

## Cloaks/WC

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







### Landing

With access to loft space via loft hatch, smoke alarm, airing cupboard housing the hot water tank with eye level shelving, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, internal door leading to:

### En-suite

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

### Bedroom Two

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

### Bedroom Three

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



### Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with chrome mixer tap, freestanding clawed feet bath unit with showerhead attachment, Milano Windsor central heating radiator, tiling to floor and lower half of wall coverings, extractor fan and spotlighting to ceiling.

### Outside

Offering plenty of space for parking with its spacious driveway leading to a garage equipped with an electric up and over door. In the front, you'll find a charming garden filled with mature shrubs and plants, adding a touch of nature to the corner plot. To the rear, the garden is a haven for relaxation and fun. A decked patio provides the perfect spot for outdoor entertaining, while the lush lawn offers privacy and space to play. Tucked away in one corner is a delightful two-story playhouse for the children.

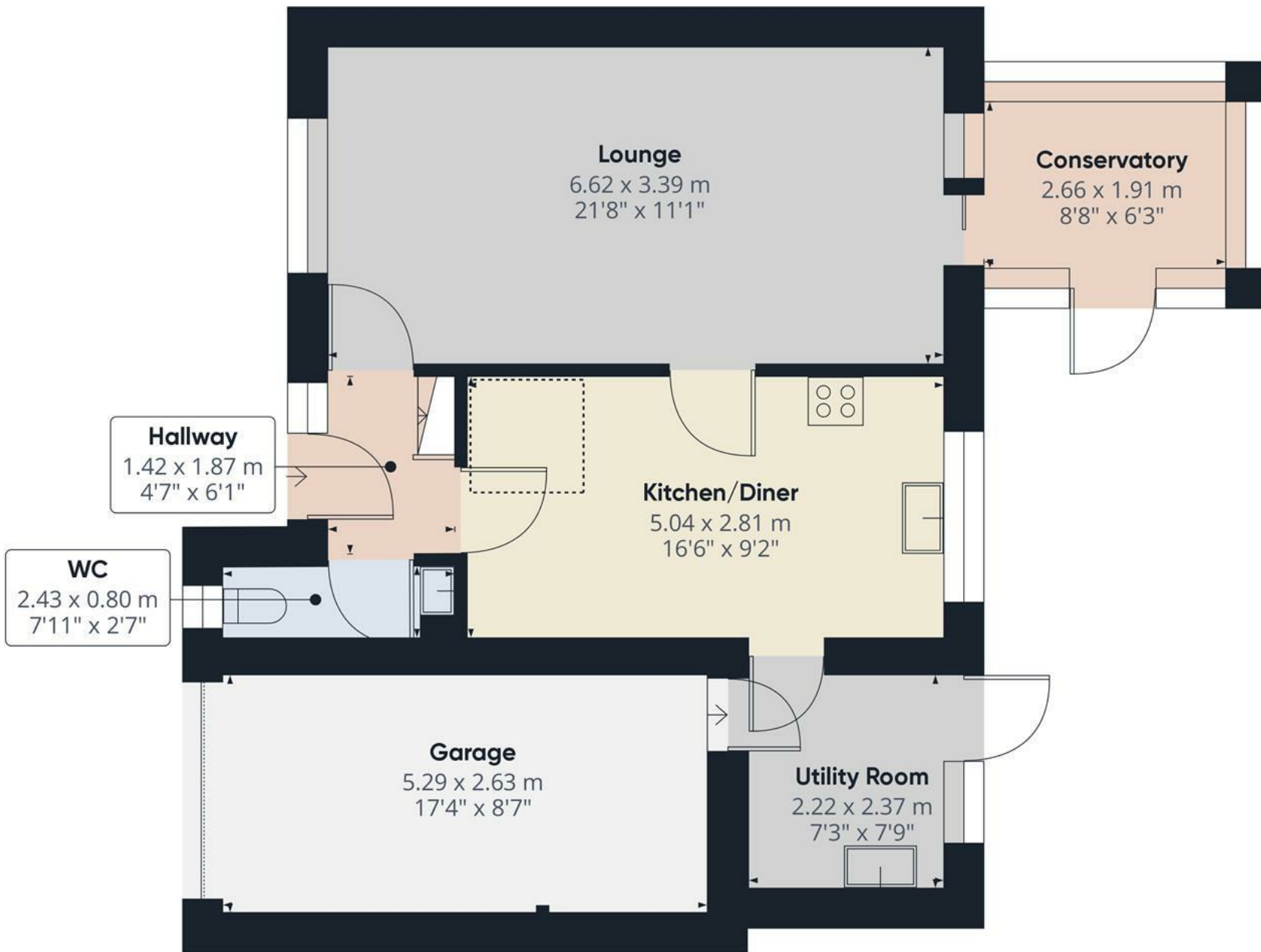












Floor 0

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

68.53 m<sup>2</sup>  
737.7 ft<sup>2</sup>

**Reduced headroom**

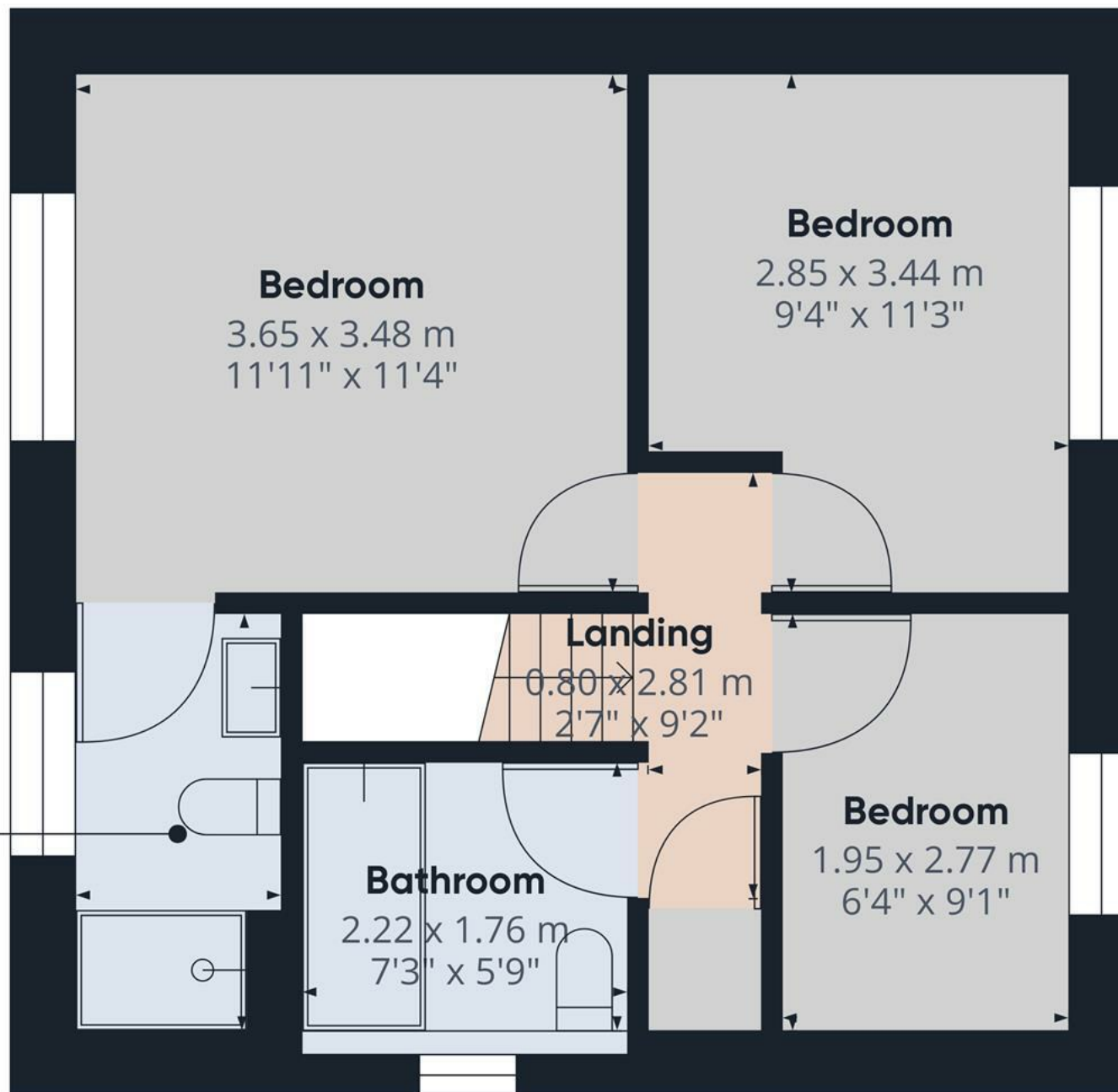
1.48 m<sup>2</sup>  
15.93 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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**En-suite**  
1.43 x 2.82 m  
4'8" x 9'2"

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

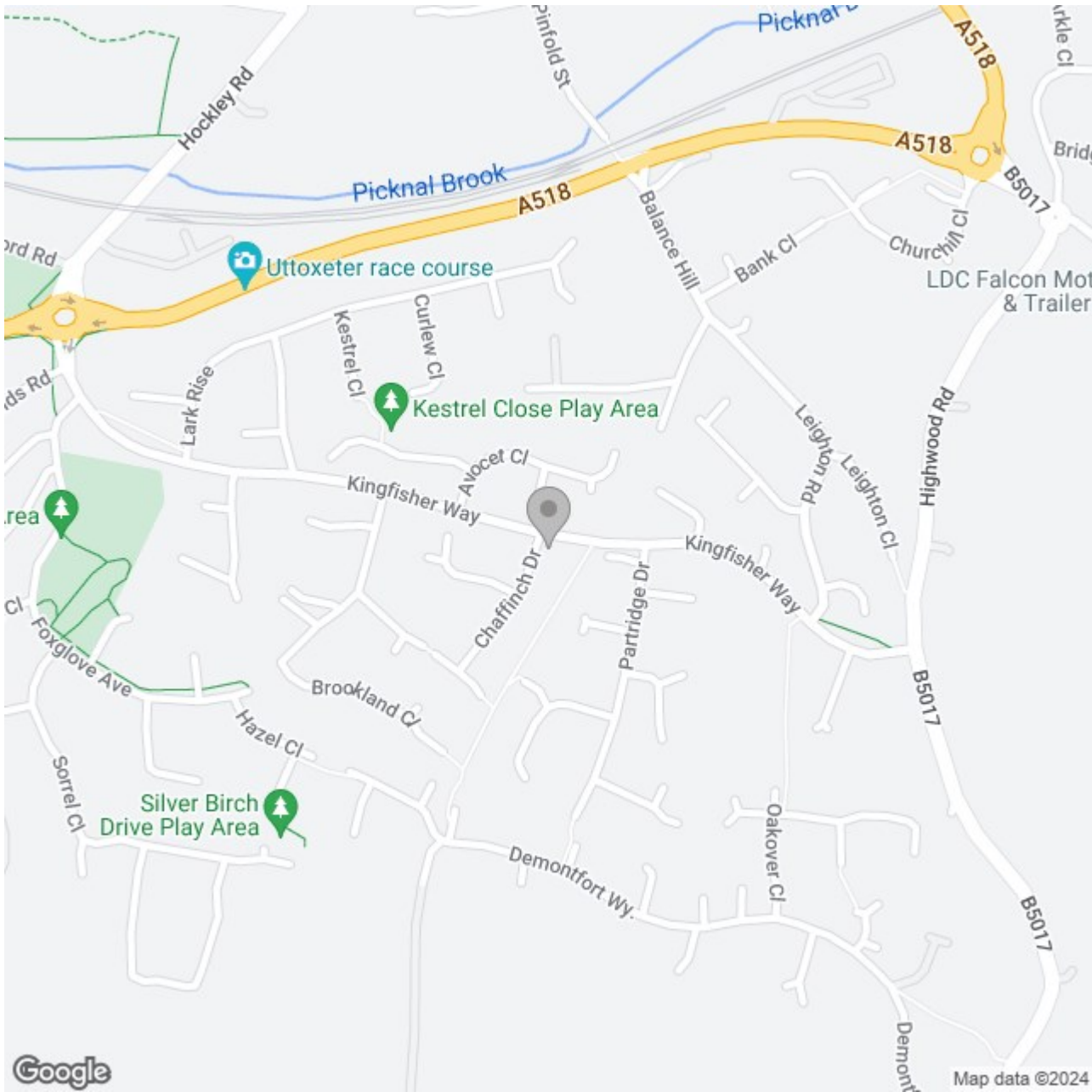
38.35 m<sup>2</sup>  
412.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	