





**** OPEN HOUSE EVENT SATURDAY 3RD AUGUST 10AM-2PM, NO APPOINTMENT NECESSARY ****

**NO CHAIN ** THREE BEDROOM DETACHED **
GARAGE ** 360 TOUR****

This three-bedroom detached home, available with no upward chain, is located in a popular area of Uttoxeter.

The property features uPVC double glazing and gas central heating. Inside, the house comprises a hallway, cloakroom/WC, lounge/diner, breakfast kitchen, three bedrooms and a family bathroom. Upstairs, you'll find two double bedrooms and one single bedroom or study, all offering comfortable space and a three piece family bathroom.

To the frontage is off road parking and leads up to the attached garage. Gated access leads to the spacious south west facing gardens, with a mixture of lawn, mature trees and shrubs.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



Hallway

With a UPVC front entry door leading into, consumer unit, doorbell chime, thermostat, central heating radiator, alarm system unit, internal doors leading to:

WC

With a UPVC double glazed frosted window to the front elevation, low level WC, corner floating wash hand basin with tiled splashback and central heating radiator.

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the gas fireplace, smoke alarm, opening leading to:

Dining Room

With a UPVC double glazed French door leading to the rear garden and central heating radiator.

Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the rear garden. The kitchen features a range of matching base and eye level storage cupboard and drawers with drop edge preparation work surfaces. Integrated appliances include a I 1/ half composite sink drainer with mixer tap, freestanding four ring gas hob with oven and grill, extractor hood, washing machine, breakfast bar, space for further freestanding white goods, carbon monoxide detector, useful stairs storage cupboard, central heating radiator, extractor fan and housing is the Baxi central heating gas boiler.



Landing

With a UPVC double glazed frosted glass window to the side elevation, access to loft space via loft hatch, airing cupboard with eye level shelving and hot water tank, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point and built-in wardrobes with mirror fronts comprising of rails and shelving.







Bedroom Two

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

Bedroom Three

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

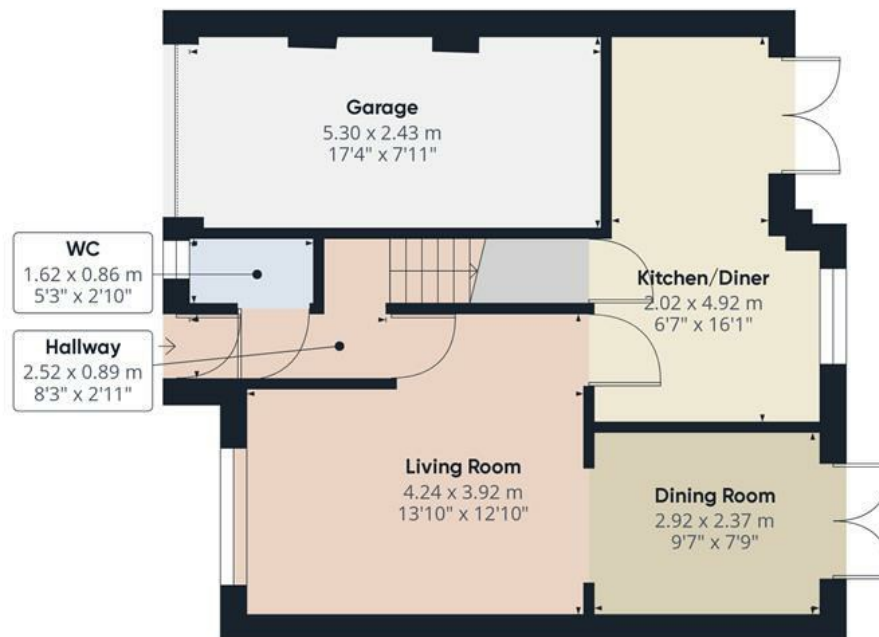
Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low level WC, wash hand basin with mixer tap, panelled bath unit with electric shower over and tiling to wall coverings, extractor fan, shaving point, and central heating radiator.

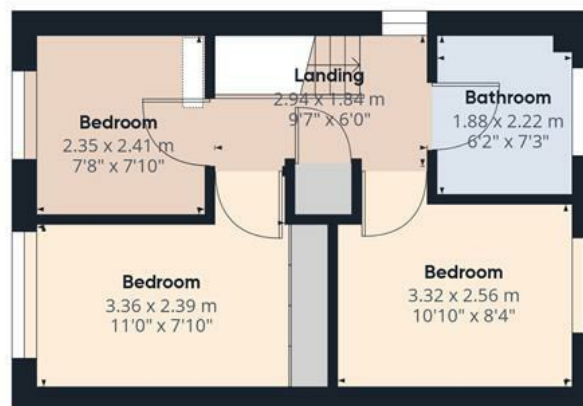




ABODE
SALES & LETTINGS



Floor 0



Floor 1

Approximate total area⁽¹⁾

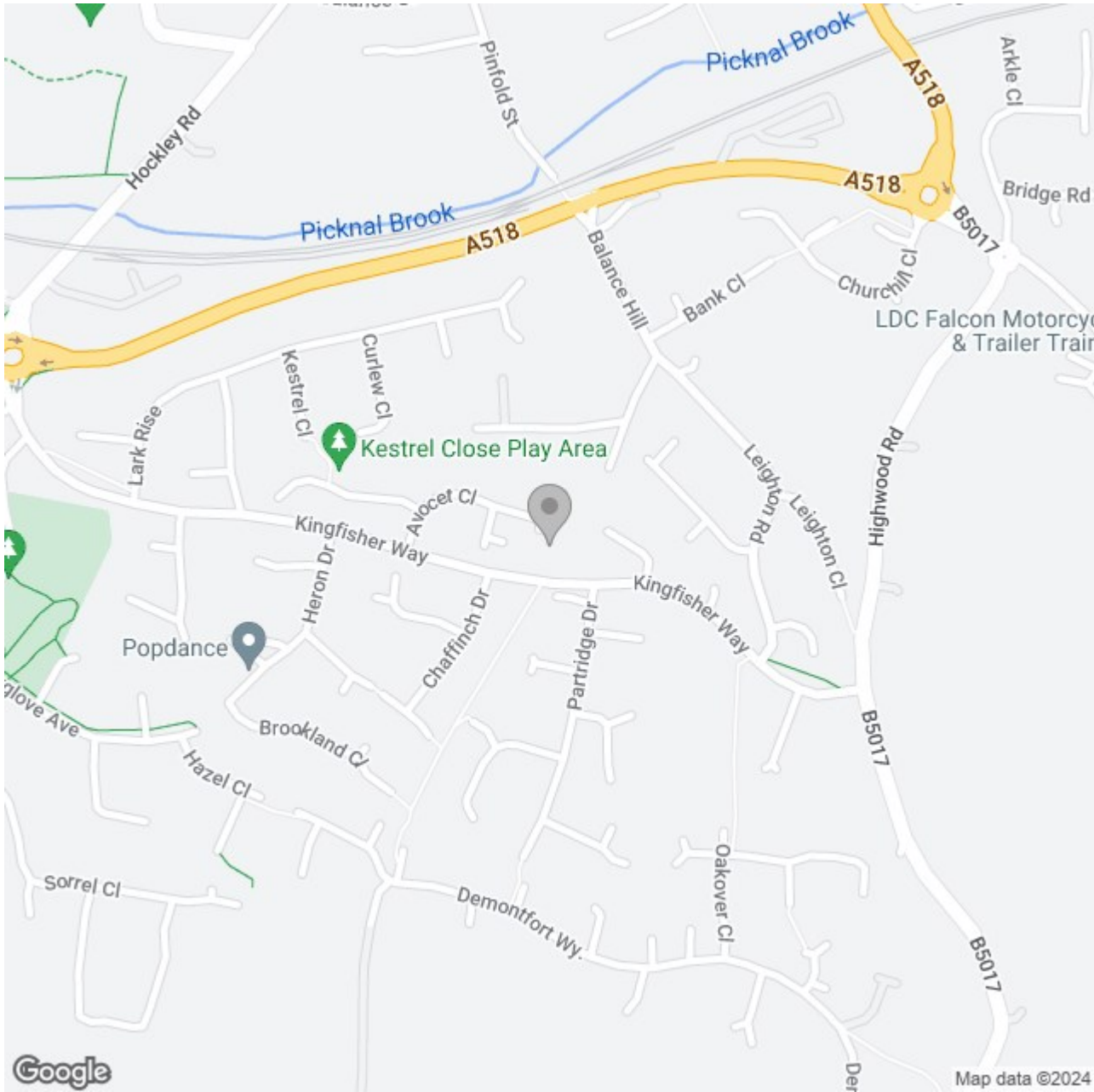
87.66 m²

943.56 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.

GIRAFFE360



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	