





**\*\* THREE BEDROOM CHARACTER HOME \*\* THREE STOREY PROPERTY \*\* CLOSE TO TOWN CENTRE \*\***

Discover charm and convenience in this delightful character home, ideally located within walking distance to Uttoxeter town centre. This traditional property offers spacious living across three floors, featuring an inviting entrance hall with Minton flooring, cozy lounge, and a dining kitchen with utility room. Upstairs, find two bedrooms, including a master with en-suite, and a family bathroom and finally on the second floor where a further bedroom awaits.

Modern comforts abound with combination gas central heating and UPVC double glazing throughout. Outside, a private walled garden provides a tranquil retreat. With its wealth of period features, prime location within walking distance of amenities, this home presents a rare opportunity. Viewing is highly recommended to appreciate the deceptively spacious and characterful accommodation this property offers.



## Groud Floor:

### Hallway

With an oak style composite front entry door leading into, original Minton style flooring throughout, central heating radiator, dado rail, staircase rising to the first floor landing, smoke alarm and internal glass panel door entries lead to:

### Living Room

With a UPVC double glazed window to the front elevation with built-in shutter blinds, gas feature fireplace with a granite half, TV aerial point, picture rail, telephone point and central heating radiator.

### Kitchen/Diner

With a UPVC double glazed window to rear elevation and a frosted double glazed unit to the side elevation, the kitchen/diner features a range of matching base and eye level storage cupboards, drawers and display cabinet units, tiled flooring throughout, central heating radiator, a four ring stainless steel gas hob./grill, space for further freestanding white goods, useful pantry cupboard, Internal door lead to:

### Utility Room

With UPVC double glazed window to the side elevation, featuring a range of matching base and eye-level storage cupboards and drawers with granite preparation work surfaces, plumbing and freestanding space white goods, stainless steel sink drainer with mixer tap and central heating radiator.

### First Floor



### Landing

With smoke alarm, glass panel door leads to a staircase rising to the second floor, further panel doors lead to:







### Bathroom

With UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with chrome tap fittings and tiled splashback, corner shower cubicle with waterfall shower head and tiling to both floor and wall coverings and Milano Windsor central heating radiator.

### Bedroom One

With a UPVC double glazed window to the front elevation with shutter blinds, feature fireplace, central heating radiator, 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, pedestal wash hand basin with tiled splashback, double shower cubicle with waterfall showerhead and complementary tiling to wall coverings and chrome heated towel radiator.



### Second Floor

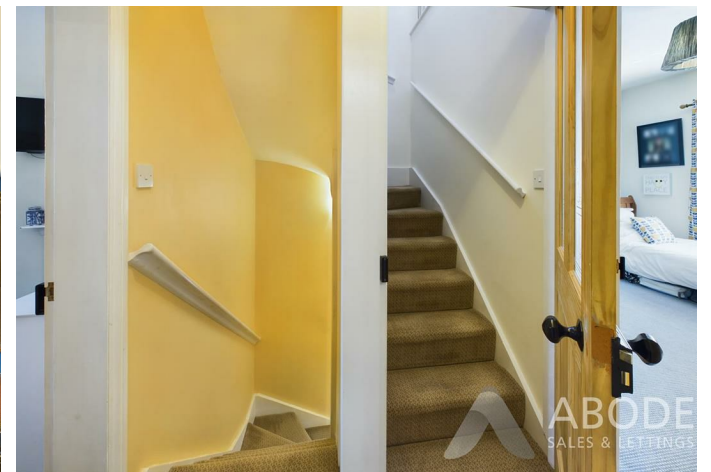
#### Bedroom Two

With a UPVC double glazed frosted glass window to the rear elevation with built-in shutter blinds, central heating radiator and feature fireplace.

#### Bedroom Three

With 2x UPVC double glazed windows to both side elevations, access to loft space via loft hatch, exposed timbers, two central heating radiators and eaves storage.















Floor 0



Floor 1



Floor 2

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

95.46 m<sup>2</sup>  
1027.52 ft<sup>2</sup>

**Reduced headroom**

5.88 m<sup>2</sup>  
63.29 ft<sup>2</sup>

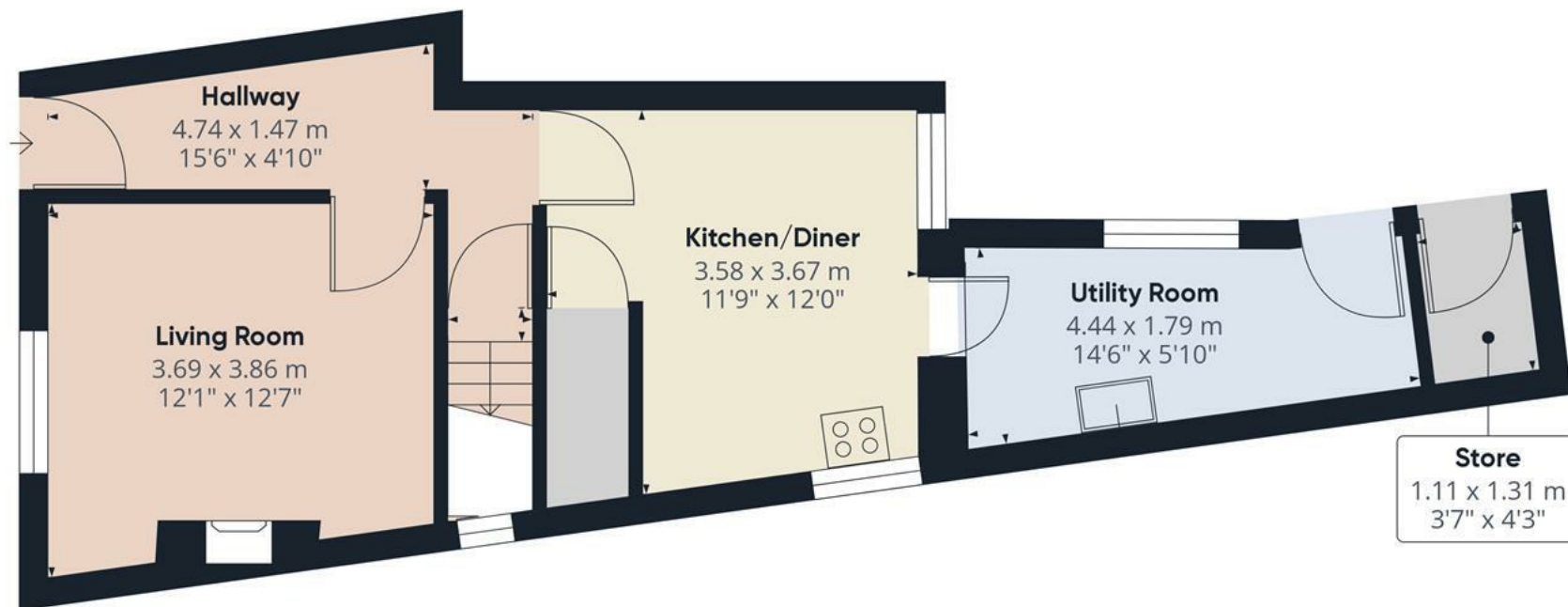
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

41.93 m<sup>2</sup>  
451.33 ft<sup>2</sup>

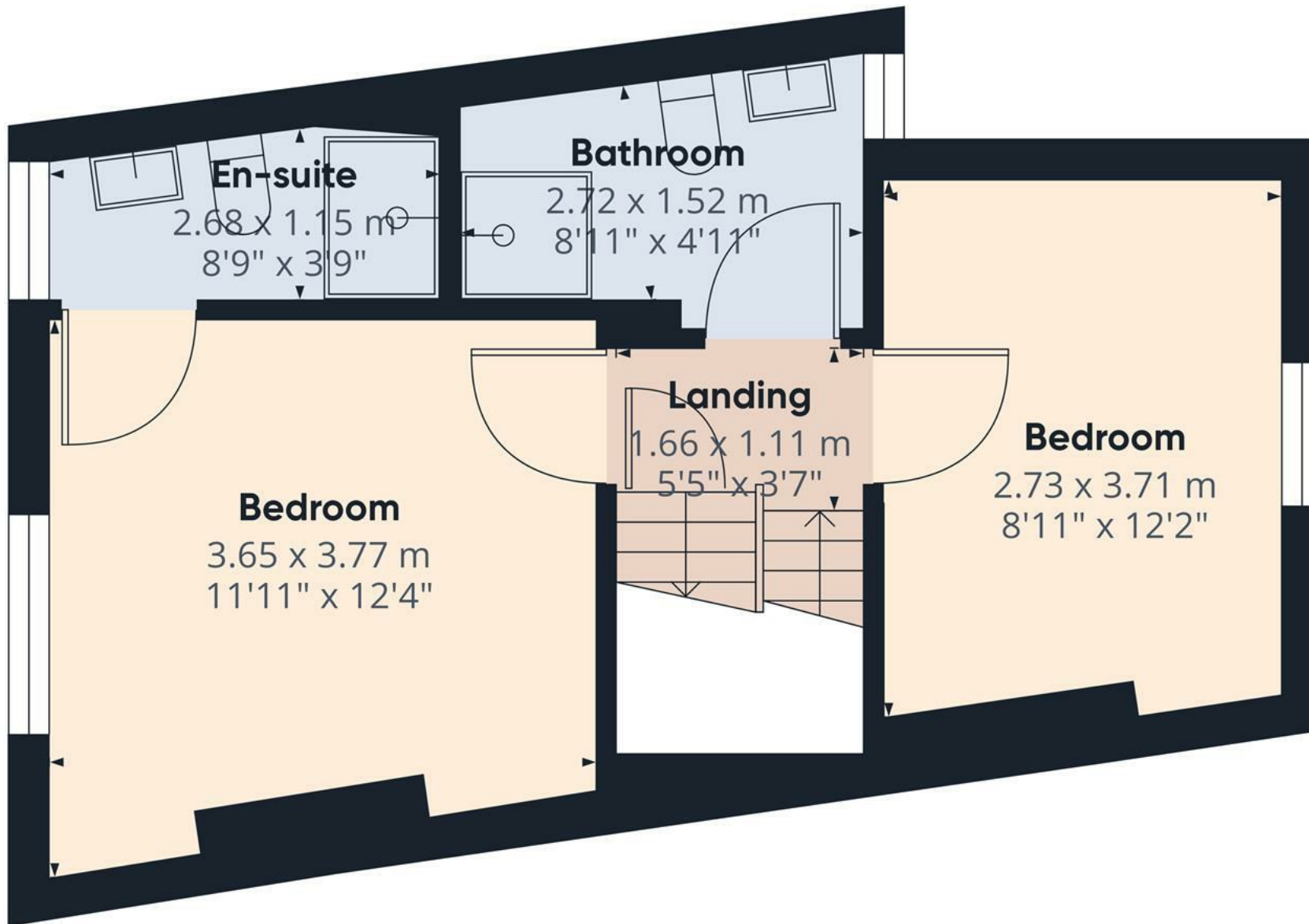
(1) Excluding balconies and terraces

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Floor 0



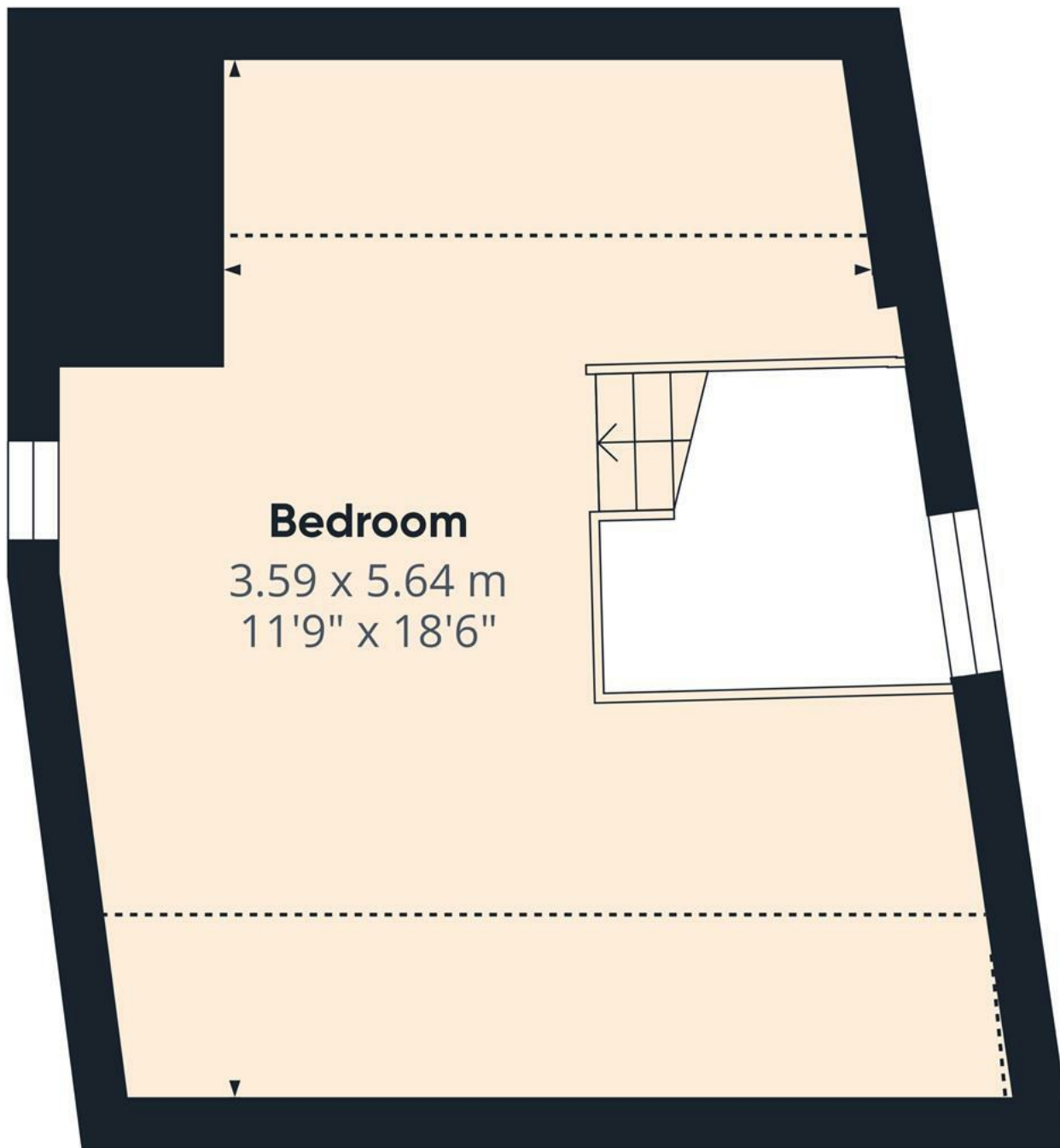
Approximate total area<sup>(1)</sup>  
31.39 m<sup>2</sup>  
337.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**Bedroom**  
3.59 x 5.64 m  
11'9" x 18'6"

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

22.14 m<sup>2</sup>

238.31 ft<sup>2</sup>

**Reduced headroom**

5.88 m<sup>2</sup>

63.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

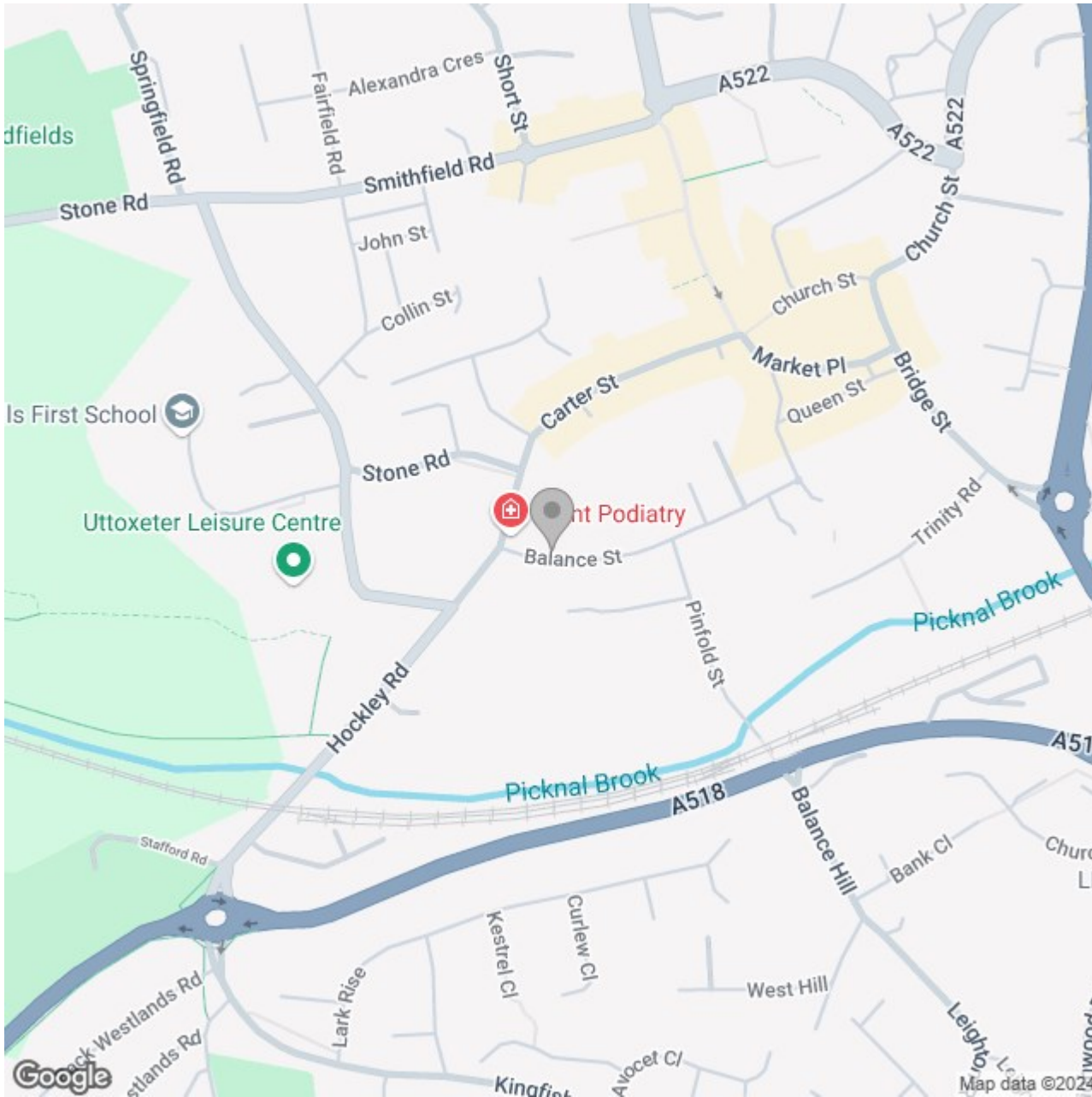
Reduced headroom

..... Below 1.5 m/5 ft

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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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	