





**** DETACHED MODERN HOME ** GARAGE WITH ROLLER DOOR ** NO CHAIN ** HIGH ENERGY PERFORMANCE ****

This beautifully presented, detached family home is located on a highly sought-after residential estate in the market town of Uttoxeter, offering easy access to local amenities, schools, and the town's train station. The property benefits from an NHBC Warranty and is within close proximity to major transport routes, including the A50, providing convenient connections to Derby, Stoke, and Stafford.

The home offers spacious accommodation over two floors. On the ground floor, you'll find an entrance hallway, a guest cloakroom, a modern kitchen/dining room with French doors leading to the rear garden, and a generously sized lounge with additional French doors offering garden access. The kitchen is fitted with gloss-finished units, integrated appliances, and a gas hob with a stainless steel extractor hood. The ground floor also features an under-stair storage cupboard and wood-effect flooring throughout the hallway and kitchen.

On the first floor, there are three well-sized bedrooms, with the master bedroom benefiting from fitted wardrobes and an ensuite shower room. The second bedroom also has fitted wardrobes, and the family bathroom includes a bath with mixer tap, a wash basin, and a low-level WC, all with modern tiling and fixtures.

Externally, the property has a tarmac driveway providing off-road parking and access to a garage with power and lighting. The rear garden, mostly laid to lawn, offers a patio area and access to the garage and driveway via a side gate. The front garden features a lawn and hedgerow, with a pathway leading to the front entrance.



Key Features

This property offers an ideal family home within a friendly community and is located near excellent transport links, schools, and leisure amenities such as cinemas, restaurants, and sports facilities.

NHBC Warranty for peace of mind

Three Bedrooms, with the master featuring an en-suite shower room

Spacious lounge and modern kitchen/dining room with French doors leading to the garden

Guest cloakroom on the ground floor

Off-road parking with garage

Large rear garden with patio area and decorative borders

Conveniently located near transport links (A50, M1, M6), local amenities, and Uttoxeter town centre

Freehold property with Council Tax Band D

Dimensions

Room Dimensions

Lounge: 17'8" x 9'11" (5.38m x 3.02m)

Kitchen/Dining Room: 17'6" x 13'3" (5.33m x 4.04m)

Bedroom One: 10'3" x 10'2" (3.12m x 3.10m)

Bedroom Two: 9'4" x 8'4" (2.84m x 2.54m)

Bedroom Three: 11'7" x 6'11" (3.53m x 2.11m)



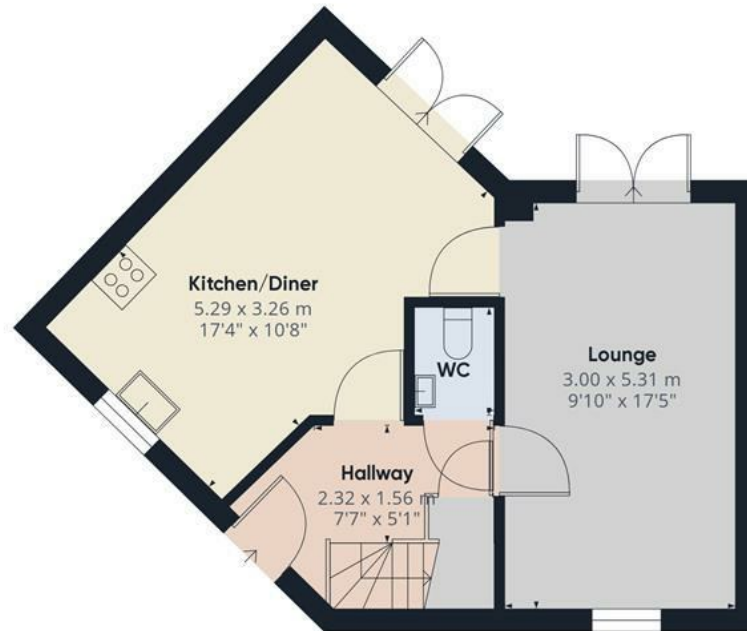












Floor 0



Floor 1

Approximate total area⁽¹⁾

83.17 m²

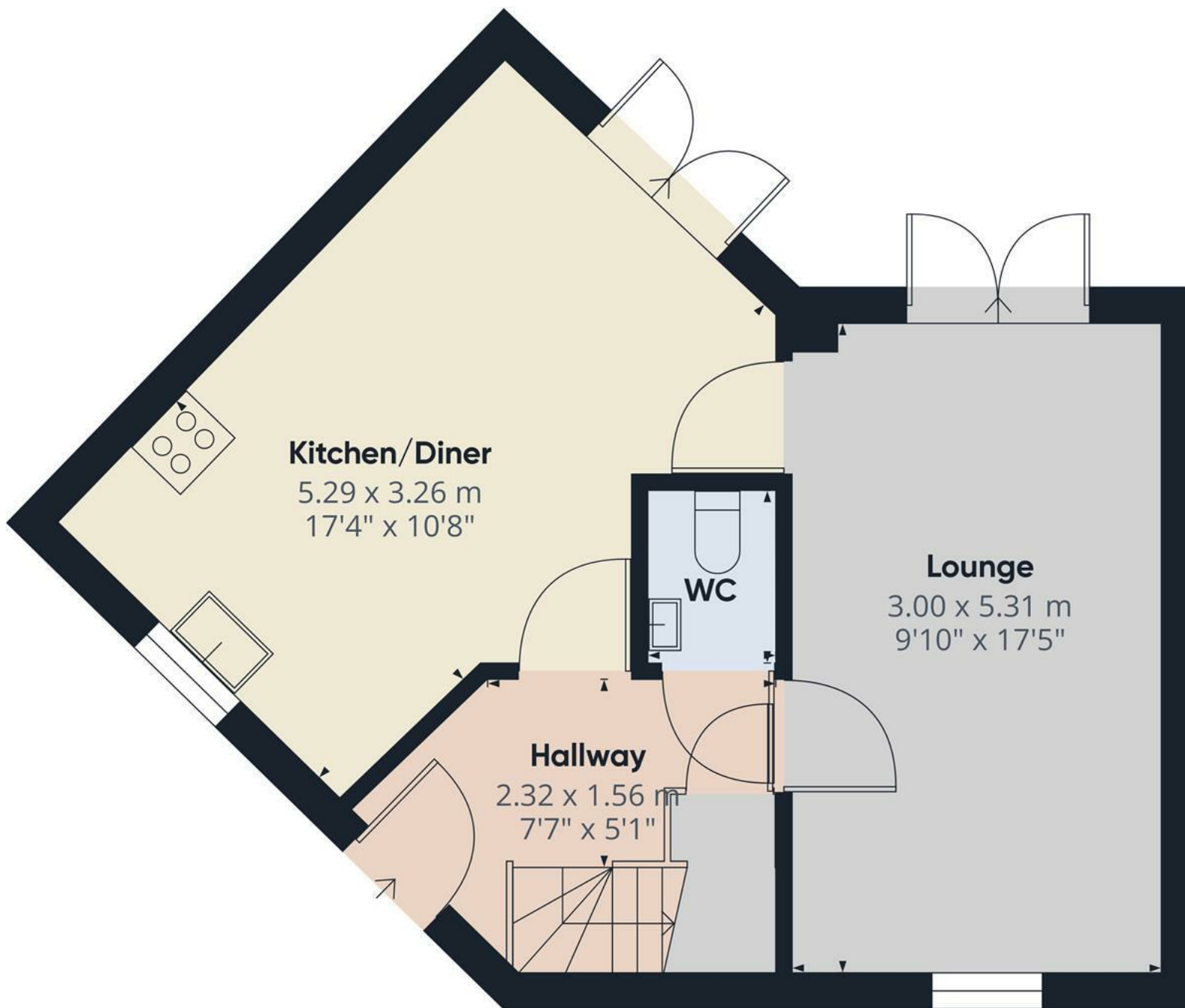
895.24 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 0

Approximate total area⁽¹⁾

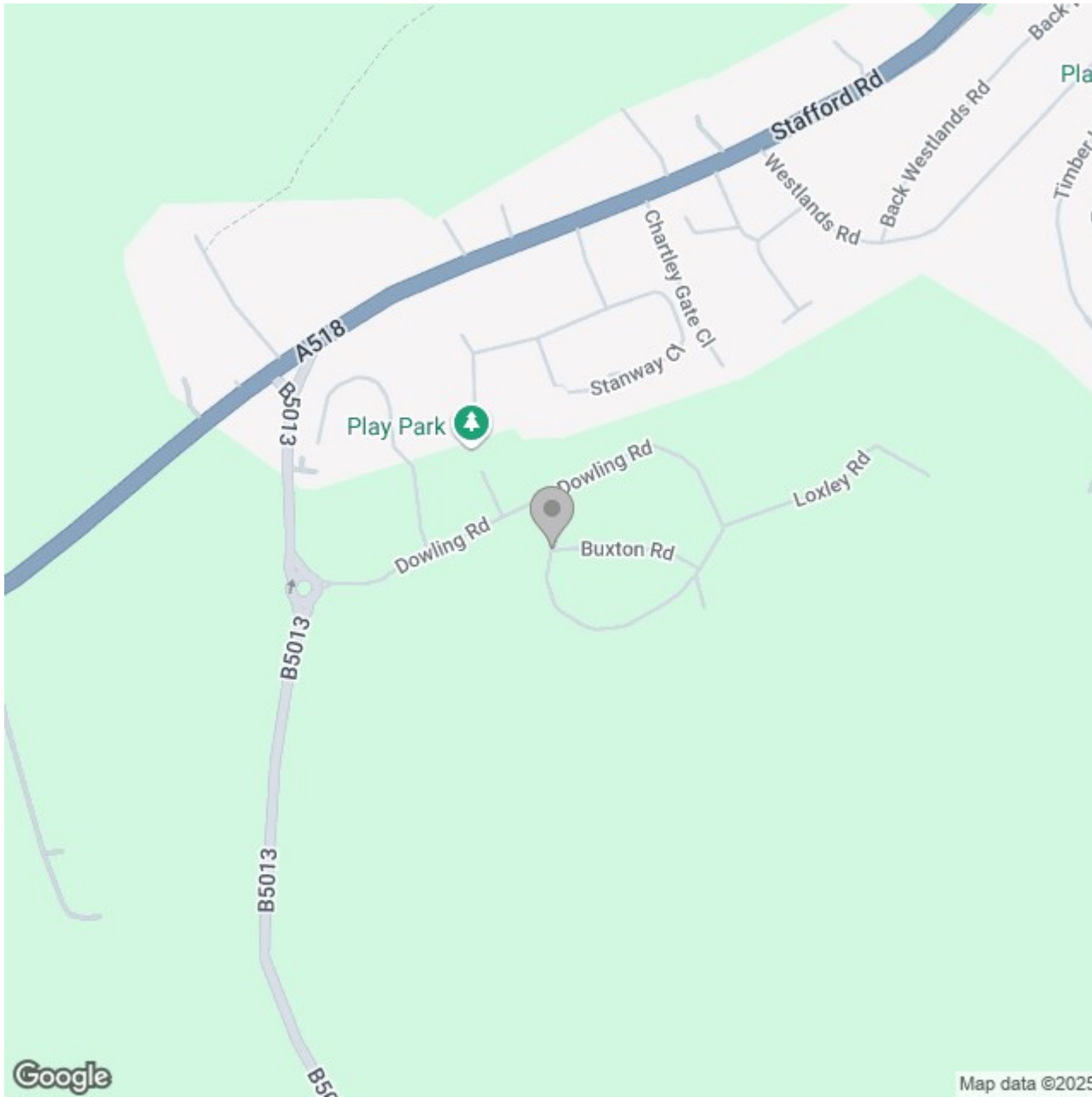
43.94 m²
472.96 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	