





**** MODERN FOUR BEDROOM THREE STOREY HOUSE ** CLOSE TO TOWN CENTRE LOCATION
** OFF-ROAD PARKING ** BI-FOLD DOORS/KITCHEN DINER ****

A beautifully presented four bedroom semi-detached town house, located within close proximity to Uttoxeter town centre. With allocated parking spaces and further visitor space available. Benefiting from sash window double glazing throughout, underfloor heating and gas central heating. In brief, the property comprises hallway, kitchen, lounge/diner, cloakroom/WC, four bedrooms with the master having en-suite facilities and separate family bathroom. To the rear is a low maintenance garden, perfect for the family buyer.

Situated with many local shops, supermarkets and public houses very close by. With easy access onto the A50 and all major road networks. Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

Annual estate charges apply for the resident-run management company "Amerton Place Residents Management Co Ltd", with annual costs circa £250.00.



 **ABODE**
SALES & LETTINGS

Hallway

With a timber glazed front entry door leading into, oak panel flooring throughout with staircase rising to the first floor landing and a useful under stairs storage cupboard, thermostat, spotlight in ceiling, smoke alarm, internal doors leading to:

Kitchen

With a double glazed bay window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with woodblock drop edge preparation work surfaces. A range of integrated appliances includes Belfast ceramic sink with chrome mixer tap, four ring stainless steel gas hob with matching extractor hood, oven and grill, integrated microwave, fridge, freezer, extraction unit, dishwasher, complementary tiled flooring throughout, thermostat, LED downlighting and spotlighting to ceiling.

Lounge/Diner

With oak effect panelled flooring throughout, double glazed bi-folding doors with a range of double glazed vaulted skylights to the rear elevation, thermostat, useful under stairs storage cupboard which could easily be used as utility space, TV aerial point, telephone point and built-in entertainment system.

Cloaks/WC

Having oak panelled flooring throughout, low-level WC, floating wash hand basin with mixer tap and complementary tiling to wall coverings, spotlighting to ceiling and extractor fan.



First Floor Landing

With smoke alarm, staircase rising to the second floor landing, thermostat and internal doors leading to:

Bedroom One

With a double glazed sash window to the front elevation, central heating radiator, spotlighting to ceiling, TV aerial point and internal door leading to:







En-suite

With a double glazed frosted sash window to the front elevation, featuring a three-piece shower room suite comprising of low level WC, floating wash basin with mixer tap, double shower cubicle with waterfall showerhead and complementary tiling to both floor and wall coverings, chrome heated towel radiator, shaving point, extractor fan and spotlighting to ceiling.

Bedroom Two

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

Bathroom

With a double glazed frosted sash window to the rear elevation, featuring a four piece family bathroom suite comprising of low-level WC, floating wash basin with mixer tap, bath unit with mixer tap, shower cubicle with waterfall showerhead and complementary tiling to both wall and floor coverings, chrome heated radiator, spotlighting to ceiling and extractor fan.



Second Floor Landing

With a timber double glazed Velux window to ceiling, in housing is the Worcester Bosch Combi boiler, internal doors lead to:

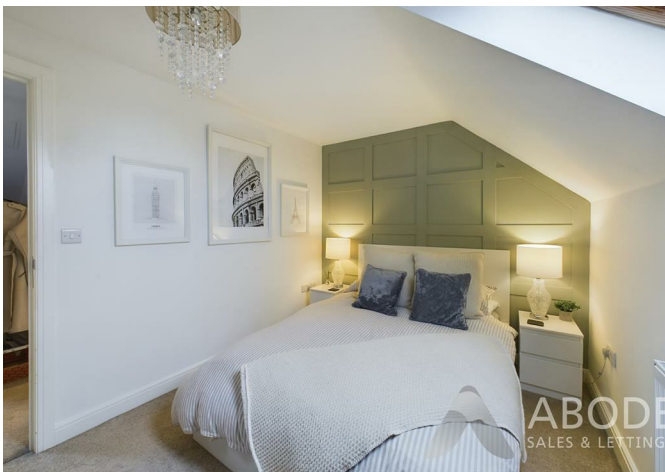
Bedroom Three

With a timber double glazed Velux window with built-in blind to ceiling, central heating radiator and useful over stairs storage cupboard.

Bedroom Four

With a double glazed Velux window with built-in blind to ceiling and central heating radiator.



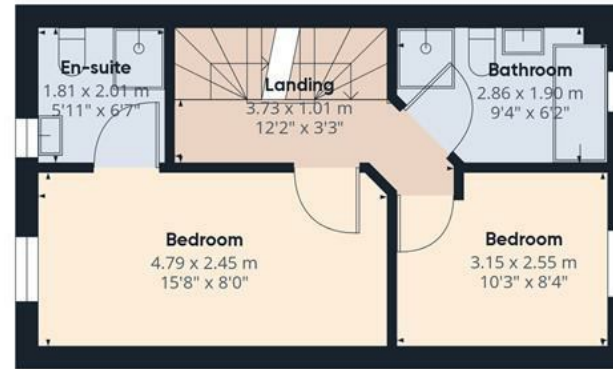








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

93.49 m²
1006.33 ft²

Reduced headroom

1.47 m²
15.88 ft²

(1) Excluding balconies and terraces

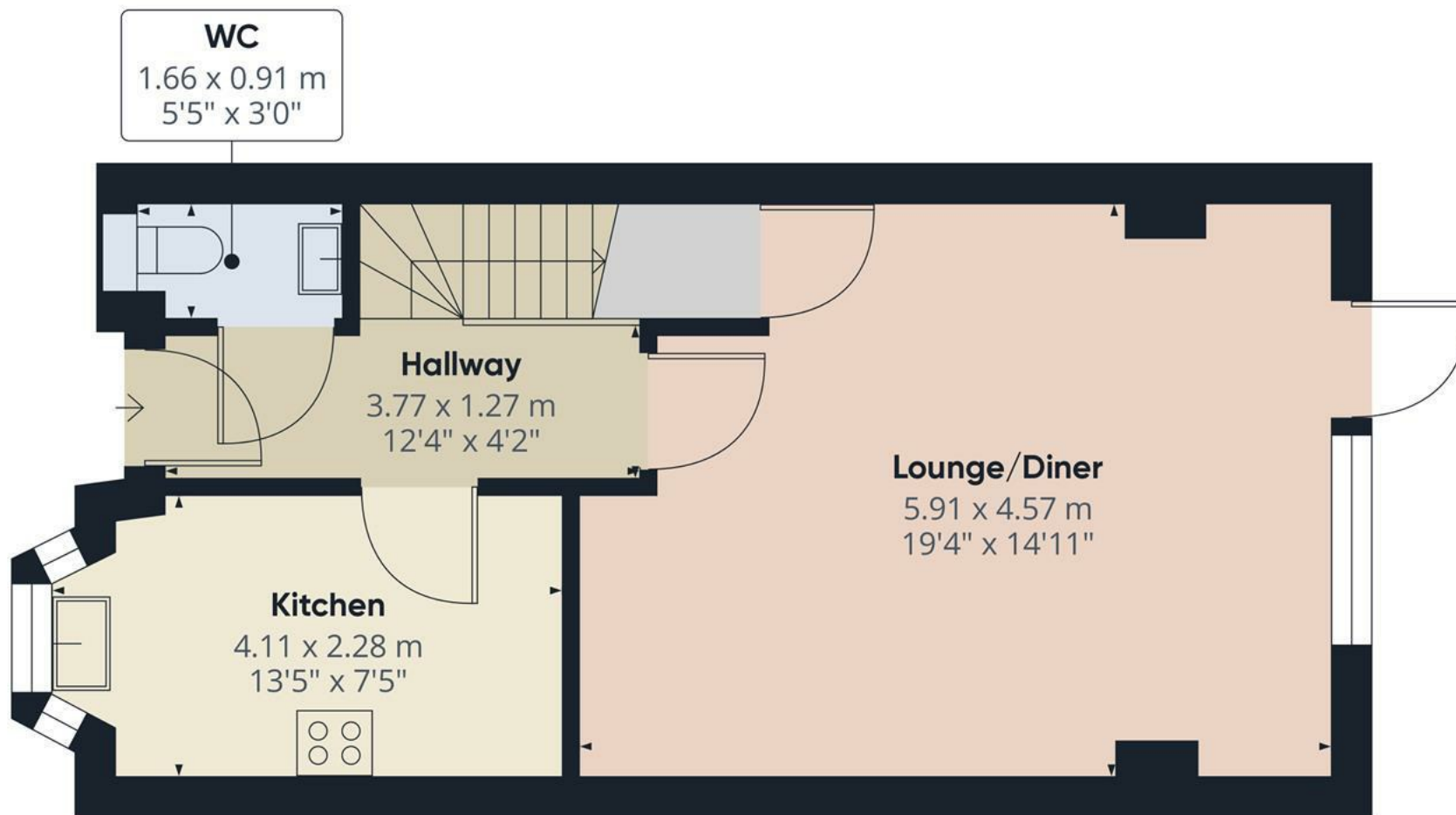
Reduced headroom

..... 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⁽¹⁾

43.01 m²
462.96 ft²

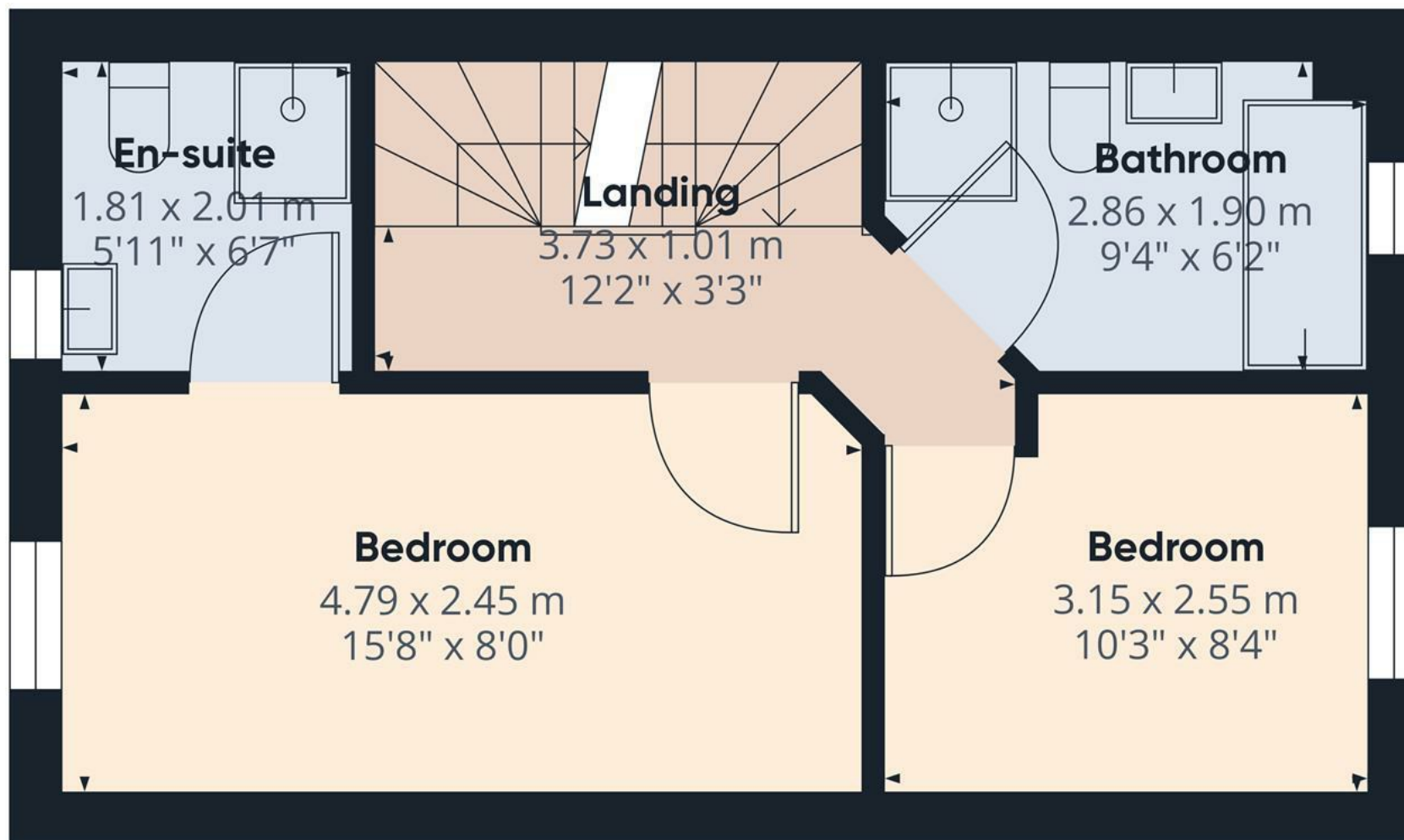
(1) Excluding balconies and terraces

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Floor 0



Approximate total area⁽¹⁾

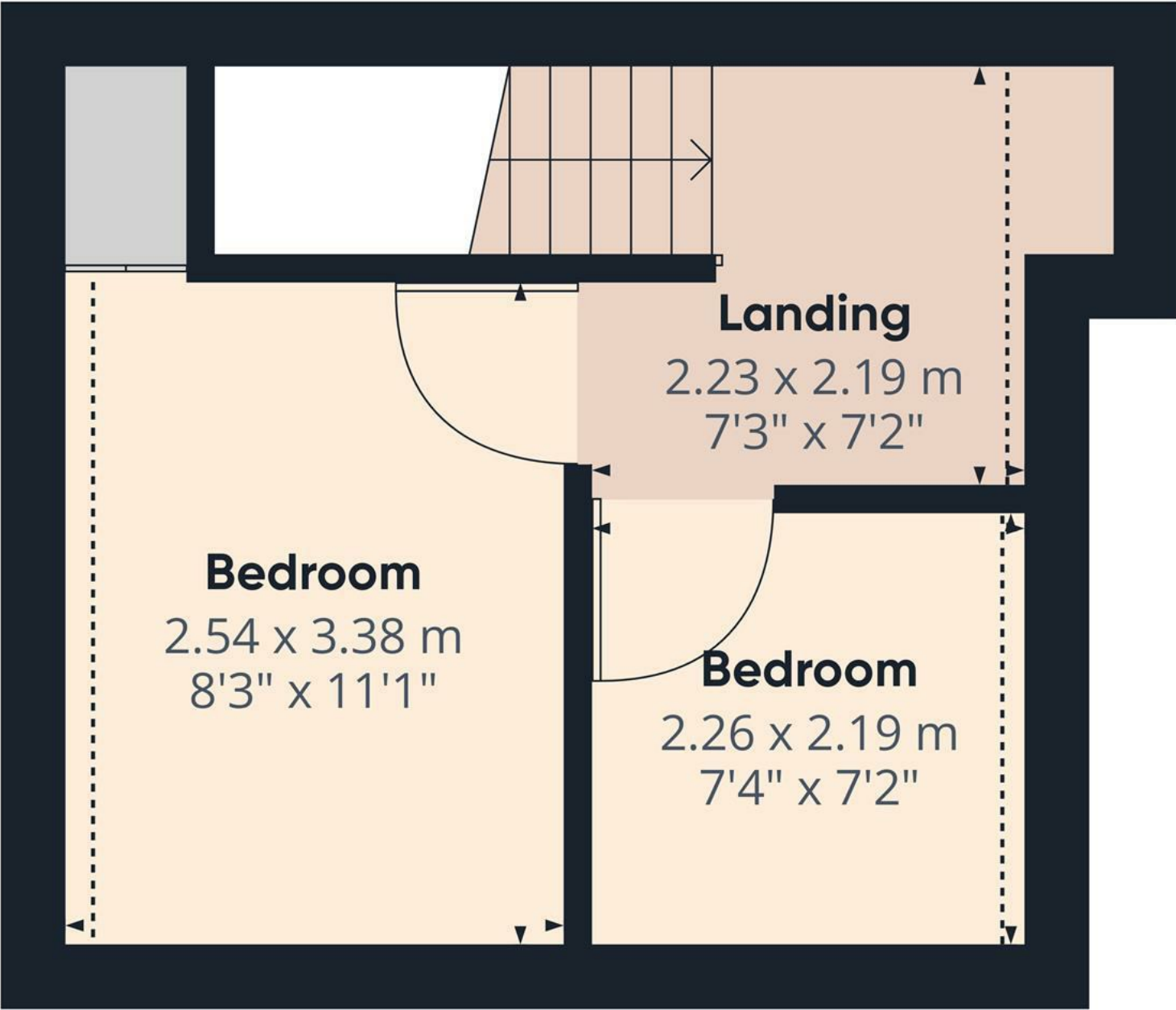
31.55 m²
339.61 ft²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area⁽¹⁾

18.93 m²
203.76 ft²

Reduced headroom

1.47 m²
15.88 ft²

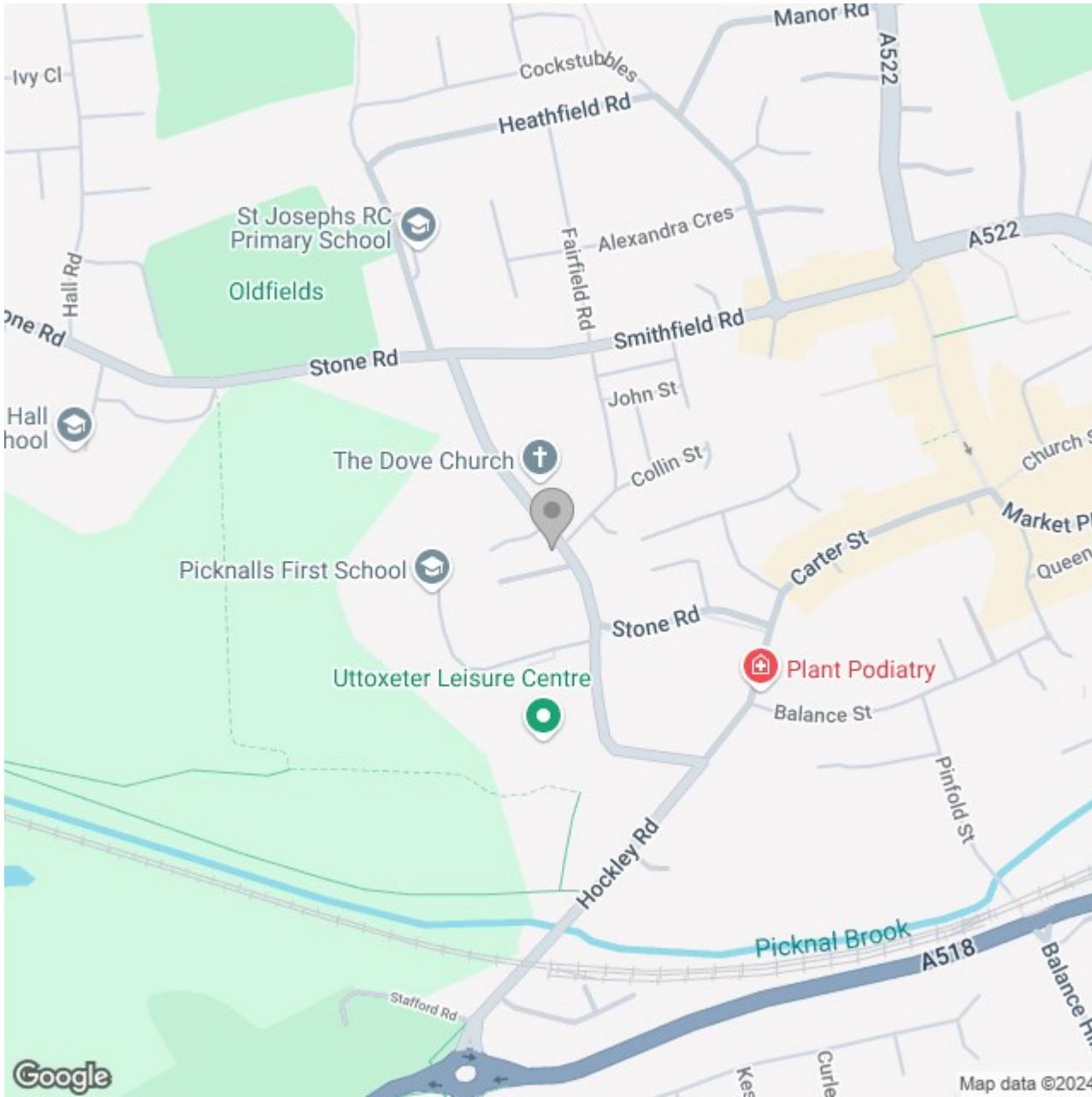
(1) Excluding balconies and terraces

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) A		93
(81-91) B	83	
(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	