







This beautifully presented, detached three-bedroom home is located in the charming market town of Uttoxeter. Inside, the property features a welcoming hallway, a cloakroom/WC, a comfortable living room, a dining room, a well-appointed kitchen/diner and utility room. Upstairs, there are two double bedrooms as well as a family bathroom with a three-piece suite. The property, originally a three-bedroom home, has been converted into a spacious two-bedroom layout. However, the change is easily reversible, as the third bedroom's access could be restored by removing a single stud wall, allowing for a flexible return to the original configuration if desired.

Outside, the property offers ample off-road parking leading to an attached garage (partial conversion). The spacious garden offers wonderful scenery along with an specimen trees, mature vines and well stocked perennial borders. The large side elevation presents a great opportunity for greenhouse and/or larger sheds.

This property is conveniently situated within easy reach of local amenities such as shops, schools, and a leisure center, with the center of Uttoxeter only a short distance away.



### Hallway

With a double glazed timber front entry door leading into (with motion sensitive security light), complementary tiled flooring throughout, central heating radiator, thermostat, Nest thermostat, electrical consumer unit, staircase rising to the first floor landing, internal doors leading to:

### Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, low-level WC, central heating radiator, corner wash hand basin with mixer tap and tiled splashback with base level storage and hand towel rail.

### Lounge

With the focal point of the room being the electrical and limestone fireplace with sandstone style surround and mantle, UPVC double glazed window to the front elevation, central heating radiator, telephone point, carbon monoxide detector. TV aerial point, dimmer switch lighting, opening leading to:

### Dining Area

With a central heating radiator and UPVC sliding door leading to the rear patio with vertical blind.











### Kitchen/Diner

With a UPVC double glazed window to the rear elevation and a set a UPVC double glazed sliding doors leading to the rear patio, complementary tiled flooring throughout, useful under stairs stairs pantry cupboard, the refitted Howdens kitchen features a range of matching base and eye level storage cupboard and drawers with Quartz effect drop edge preparation work surfaces and a range of integrated appliances including double oven, four ring induction electric hob with recirculating extractor hood, LED ceiling lights, one and a half stainless steel sink drainer with mixer tap, breakfast island with built-in fridge. Other additions include dishwasher and corner carousel cupboard units and pan drawers, extractor fan, central heating radiator, coving to ceiling and internal doors leading to:

### Utility Room

With a UPVC double glazed side entry door, Sheila Maid airer, matching base and eye level storage cupboards with drop edge preparation work surfaces and tiling surrounding, plumbing and freestanding space for white goods, one and a half stainless steel sink and drainer with mixer tap, central heating radiator and spot lighting to ceiling.

### Landing

With a UPVC double glazed window to the side elevation, pull down ladder giving access to the loft which houses a Valliant combi gas boiler, airing cupboard with base shelving, smoke alarm, access into loft space via loft hatch, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, triple wardrobe with feature mirror doors, LED light fitting with remote control fan, central heating radiator, internal door leading to:

### Dressing Room

Formally the third bedroom for the property, which has since been plaster boarded to create a dressing area off the master bedroom. This room could easily be reinstated by removing the stud wall to create a doorway. The room consists of a UPVC double glazed window window to the front of elevation, built in wardrobe and a central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, built in wardrobe, chest of drawers and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, complementary tiling to both floor and wall coverings and featuring a three-piece shower bathroom suite comprising of bathroom unit unit with showerhead attachment and mixer tap, shower cubicle with glass screen and shower over, low level WC, LED motion sensitive bathroom mirror, wash hand basin with mixer tap, chrome heated towel radiator, shaving point, extractor fan and spotlighting to ceiling.

### Garage

With an up and over and door to the front elevation, water tap connection and entry into loft space and electric point.















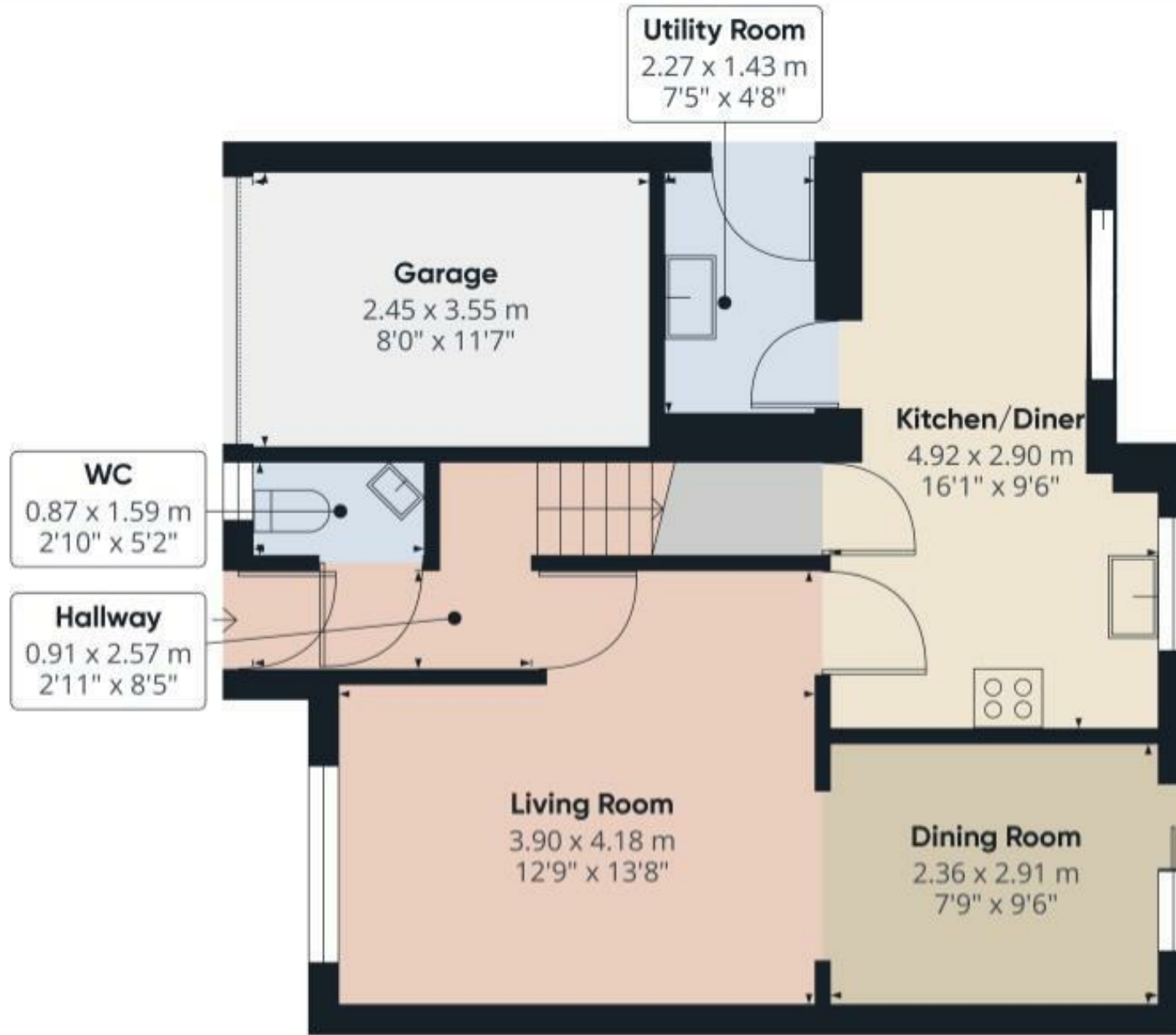




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0

Approximate total area<sup>(1)</sup>  
53.51 m<sup>2</sup>  
575.97 ft<sup>2</sup>

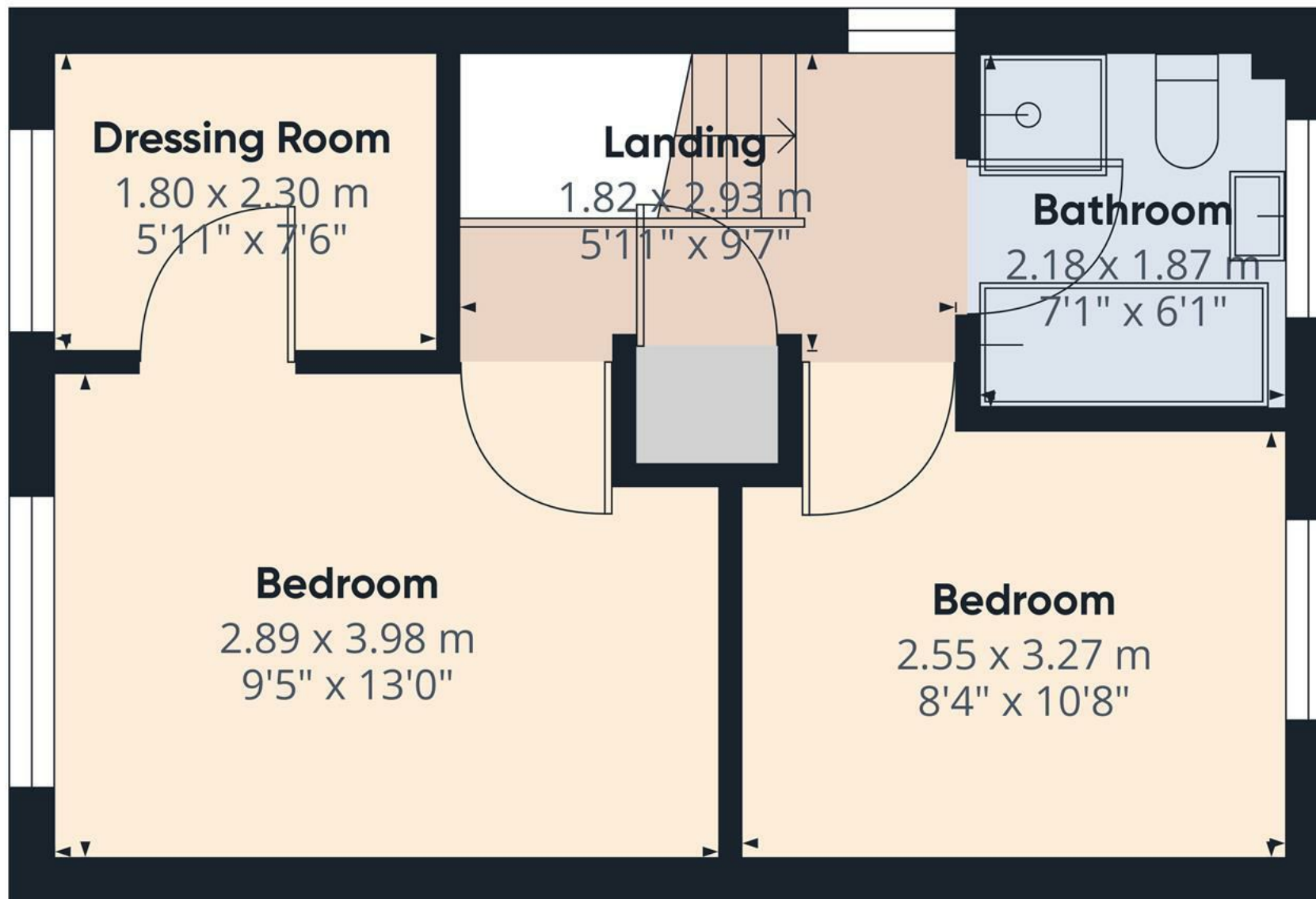
(1) Excluding balconies and terraces

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 BCS IPMS 3C standard.

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

32.65 m<sup>2</sup>

351.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



