







**\*\* PREMIER LOCATION OVERLOOKING RACECOURSE \*\***  
**HAVING UNDERGONE EXTENSIVE REFURBISHMENT \*\***  
**NEW CENTRAL HEATING SYSTEM \*\***

Set on a prime location of market town Uttoxeter, stands this four bedroom detached property, briefly comprising of reception hall, cloakroom/W.C, two reception rooms, kitchen/diner, utility room, four bedrooms with two en-suites and separate family bathroom. Externally, the property benefits from front, side and rear gardens, featuring a wide range of well stocked borders and mature shrubbery. The gated entrance opens onto an extensive tarmacadam off-road parking area, providing ample vehicular space. There is an entertaining patio area and a timber framed store located at the rear. The property has recently had a new central heating system and also has a fireplace in the living room which can also serve as a backup heating system. There is underfloor heating to the ground floor also.

The property is conveniently located just on the outskirts of the Town Centre but within easy access to local amenities such as shops, schools, leisure centre and still only a short walk to the centre of Uttoxeter. Easy access to A50 which links all major road links and a short drive from the Peak District. Viewings are strictly by appointment only and can be arranged by contacting ABODE.





## Property Information

The property has a full Yale/Bluetooth operated alarm system to both the main house and rear outbuilding. There is underfloor heating to the ground floor and first floors bathrooms/en-suites with independent heat zone controls. There are two accesses to the loft space, which is partially boarded with around 14sq. ft. of boarding. The loft has 300mm of insulation throughout.

The electric gates to the frontage are operated via a key fob remote entry, key code or via phone call link.

The outbuilding to the rear is a recent, brick built addition, with secure and alarmed PVC double door and further rear entry door access. There are double glazed Velux timber windows and electrical socket points. Perfect for secure storage.

## Hallway

with spotlighting throughout, smoke alarm, staircase rising off to the first floor landing with useful under stairs storage cupboard, double glazed timber window to side elevation, central heating Milano Window radiator, thermostat, underfloor heating control, tiled flooring throughout.

## Lounge

with Canadian pine latch door leading into, bespoke Palaos vertically mounted radiator, with double glazed timber framed box bay window to front elevation, with exposed beam work to ceiling, the focal point of the room being the cast iron multi-fuel burner (will heat water and heating if lit), with oak timber mantle, TV/Aerial point, LED spotlighting to ceiling, telephone socket.

## Sitting Room

with Canadian pine latch door leading into, with double glazed timber framed box bay window to front elevation, double glazed timber window to rear elevation with monkey tail handles, the focal point of the room being the cast iron log burner with timber mantle and exposed brick chimney breast, TV/Aerial point.



## Cloaks/WC

with Canadian pine latch door leading into, with double glazed timber framed window to side elevation, tiled flooring throughout, underfloor heating, high level flush WC, pedestal wash hand basin with Victorian chrome tap fittings, timber padding to lower half, central heating Milano Windsor radiator, towel rail.











### Kitchen/Diner

with tiled flooring throughout and underfloor heating, timber framed double glazed window to side elevation and door leading to the entertaining patio, exposed beam work and trusses to ceiling, with a range of matching base and eye level oak storage cupboards and drawers with drop edge granite work surfaces and complementary tiling throughout, built in LED down lighting, the focal point of the kitchen being the electric two stove Aga, built in appliances include a sunken ceramic sink with carved inset drainer, dishwasher and further freestanding space for white goods, TV/Aerial point, spotlighting to ceiling.

### Utility Room

with Canadian pine latch door leading into, with tiled flooring and underfloor heating, timber double glazed window to side elevation, matching base and eye level storage cupboards, woodblock drop edge preparation work surfaces and complementary tiling, under counter space for freestanding white goods, Belfast ceramic sink with chrome overhang mixer tap, Worcester central heating boiler.

### First Floor Landing

with smoke alarm, overhead storage space (which houses the hot water tank), spotlighting throughout with exposed A-frame beam work to ceiling, timber double glazed window to side elevation, central heating radiator

### Master Bedroom

with Canadian pine door leading into, with timber double glazed window to front elevation, central heating radiator, spotlight to ceiling, access into loft space via loft hatch, cast iron feature fireplace, feature wall lighting.

### En-Suite

with Canadian pine door leading into, underfloor heating, with timber double glazed window to side elevation, three piece shower room suite comprising low level WC with continental flush, vanity wash hand basin with waterfall style mixer tap and base level storage, shower cubicle with waterfall shower head fitting, exposed A-frame beam work to ceiling, spotlighting with built in extractor, chrome heated towel rail.



### Bedroom Two

with Canadian pine door leading into, with timber double glazed window to front and rear elevations, spotlighting to ceiling, central heating radiator, oak floor throughout.

### Bedroom Three

with Canadian pine door leading into, with timber double glazed window to side elevation, central heating radiator, exposed beam work to ceiling, opening leading into the:

### Shower Room

comprising quartz effect tiled flooring, complementary tiling to wall coverings, corner shower cubicle with curved glass screen, electric shower, wash hand basin with mixer tap and base level storage, vanity wall mirror, chrome heated towel rail, spotlighting to ceiling with built in extractor.

### Bedroom Four

with Canadian pine door leading into, with timber double glazed window to side elevation, central heating radiator.

### Family Bathroom

having four piece bathroom suite comprising low level WC, freestanding bath unit with mixer tap, corner shower cubicle with curved glass screen and waterfall shower head, complementary tiling, vanity wash hand basin with overhang chrome mixer tap, exposed A frame beam work and trusses to ceiling, extractor fan.

### Outside

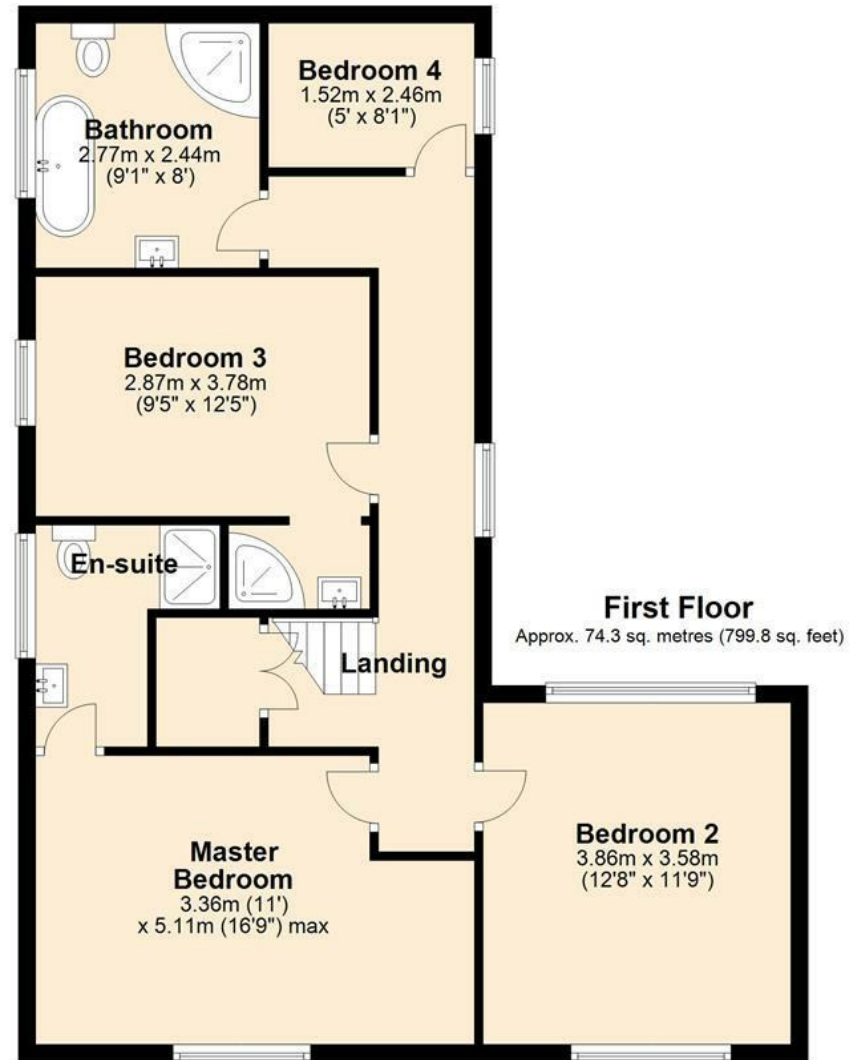
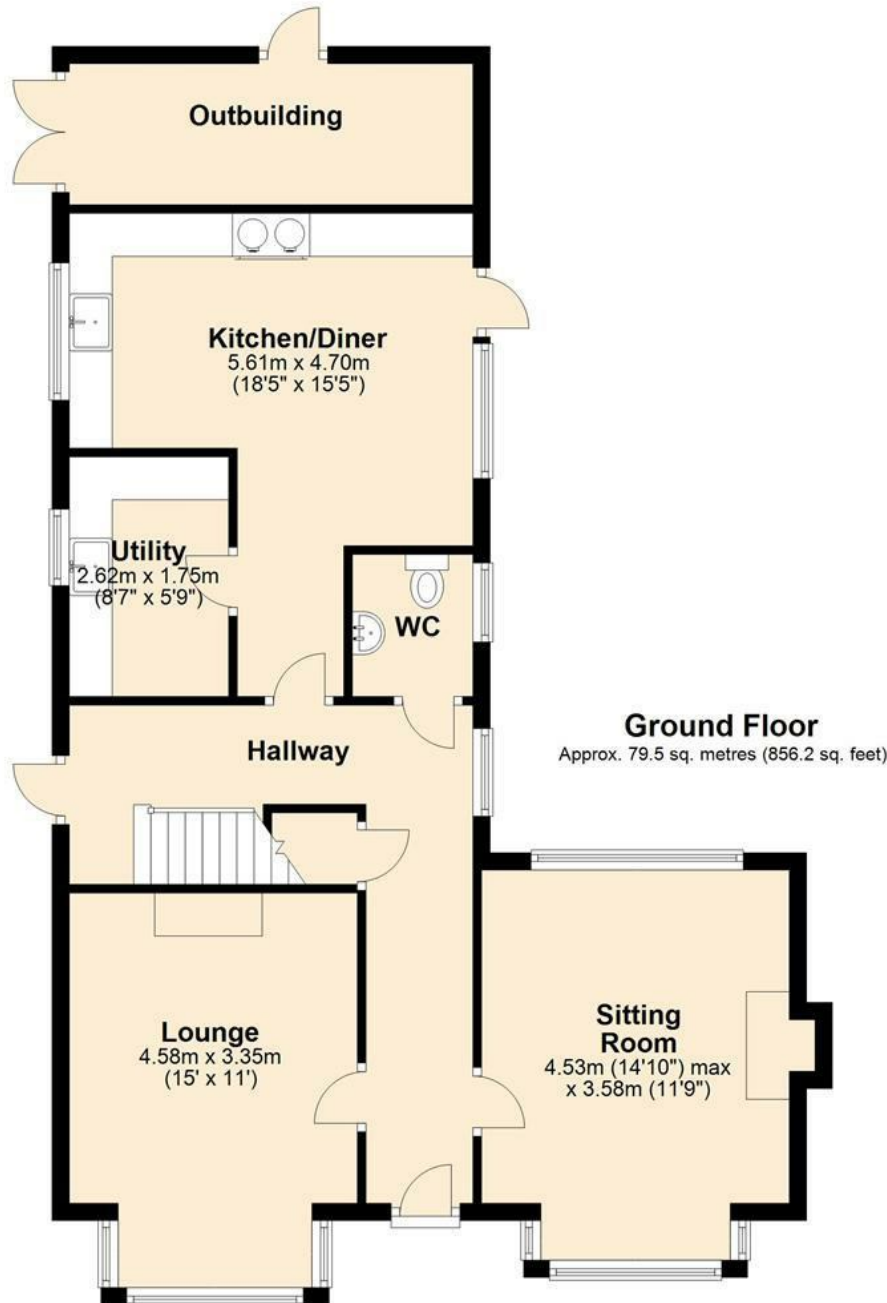
Outside the property is set on an established plot with a paved patio leading to a garden laid to lawn with beds and borders, access to storage at the rear of the property and off road parking to the side accessed via an electronically operated gate.





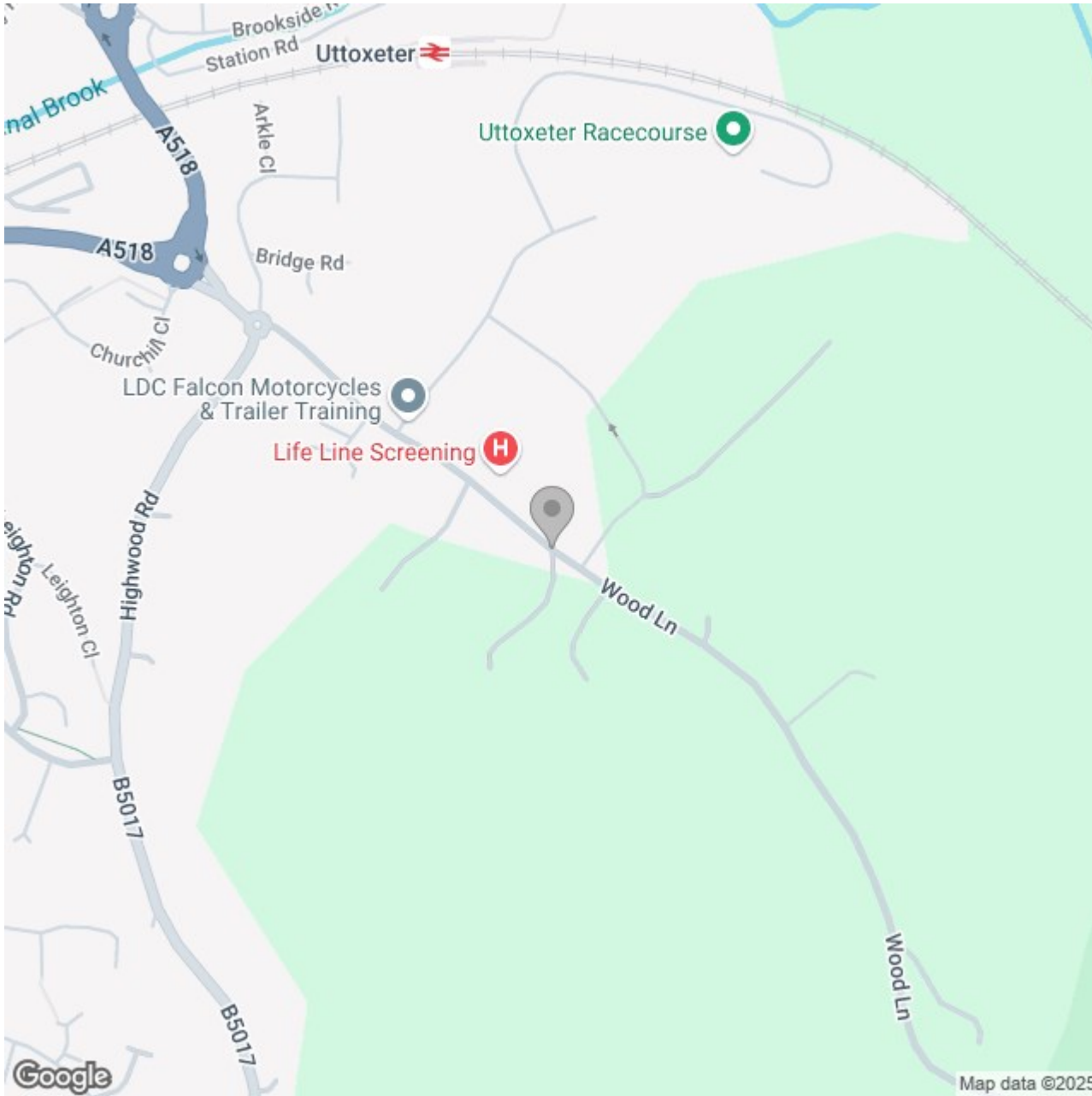






Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Ulloxetter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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	