





**\*\* MODERN THREE-BEDROOM SEMI-DETACHED HOME \*\* DAVID WILSON PROPERTY \*\* DOUBLE-LENGTH DRIVEWAY \*\* HIGH ENERGY PERFORMANCE**

This beautifully presented three-bedroom semi-detached property is located in the sought-after David Wilson development in Uttoxeter. The home offers a spacious kitchen/diner and three well-sized bedrooms. The ground floor features an entrance hallway, a living room, a kitchen/diner, and a cloakroom/WC. Upstairs, you'll find three bedrooms, including a master bedroom with an en-suite shower room, as well as a separate family bathroom. The property also boasts a double-length driveway, providing ample off-road parking, and a rear garden with an entertaining patio and a laid-to-lawn area, enclosed with timber fencing. Viewing is highly recommended through ABODE Estate Agents.

Estate charges may apply.



## Hallway

Upon entering, you're greeted by a composite front door that opens into the hallway, featuring bespoke flooring throughout. The hallway includes a central heating radiator, consumer unit, and access to the ground floor rooms.

## Cloaks/W.C.

The guest cloakroom includes a low flush WC with a continental flush, a pedestal wash hand basin with a mixer tap and tiled splashback. It also offers Amtico flooring, a central heating radiator, an extractor fan.

## Lounge

The lounge is located at the front of the property, with a UPVC double-glazed window providing natural light. It features two central heating radiators, a thermostat, TV aerial points with Cat 6, and telephone ports. There is also a useful under-stairs storage cupboard.

## Inner Hallway

With staircase rising to the first floor landing, smoke alarm, internal door leading to:

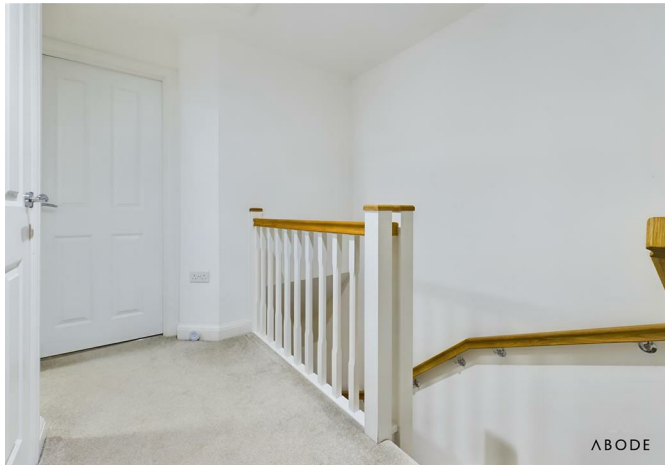






### Kitchen/Diner

The spacious kitchen/diner is located at the rear of the property, offering a UPVC double-glazed window and French doors that lead to the rear garden. The kitchen is equipped with a range of matching base and eye-level storage cupboards and drawers with wood block-effect work surfaces. It includes an integrated stainless steel sink and drainer with a mixer tap, a four-ring stainless steel gas hob, a matching extractor hood, an oven/grill, and integrated appliances such as a fridge, freezer, dishwasher, and washing machine. The room also has a central heating radiator and houses the central heating combination gas boiler.

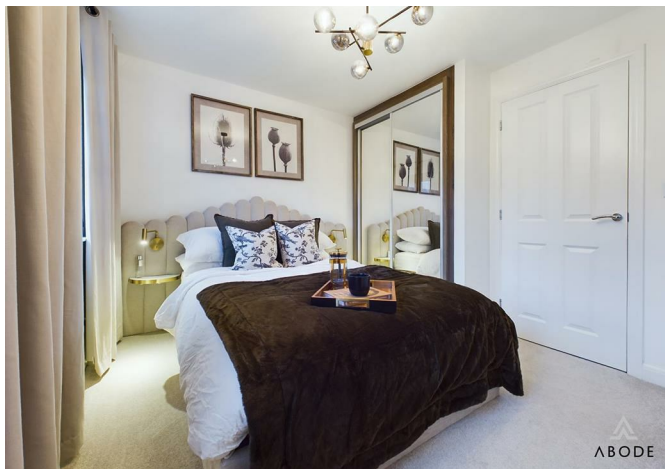


### Landing

The landing provides access to all three bedrooms, an airing cupboard, and the loft. It serves as a central point to the upper floor.

### Bedroom One

Bedroom one, located at the rear of the property, features two UPVC double-glazed windows, a central heating radiator, a TV aerial point, and a thermostat. The room also includes built-in fitted wardrobes with hanging rails and eye-level shelving and mirrored fronts, door leads to:



### En-suite

The en-suite to the master bedroom features a three-piece suite, having a UPVC double glazed window to the side elevation, including a low-level WC with continental flush, a wash hand basin with a mixer tap and tiled splashbacks, and a double shower cubicle with a mains shower. Additional features include a sliding glass screen, complementary tiling, an extractor fan, a shaving point, and a heated towel radiator.

### Bedroom Two

Bedroom two is located at the front of the property and has a UPVC double-glazed window and a central heating radiator.

### Bedroom Three

Bedroom three is also at the front of the property, with a UPVC double-glazed window and a central heating radiator.

### Family Bathroom

The family shower room, located on the first floor, includes a three-piece suite comprising a low-level WC with continental flush, a wash hand basin with a mixer tap and tiled splashbacks and bath unit with shower. Additional features include complementary tiling, a heated towel radiator, and an extractor fan. A UPVC double-glazed frosted window to the side elevation provides natural light.

### Outside

The front garden is well-established, featuring shrubs and plants. The double-length tarmac driveway provides off-road parking for vehicles with gated access to the rear garden.

The rear garden is enclosed and offers a laid-to-lawn area with a paved patio. Decorative plants and borders surround the garden, which is enclosed with feather-edge timber fence panelling. A gated side entry leads to the property's frontage.







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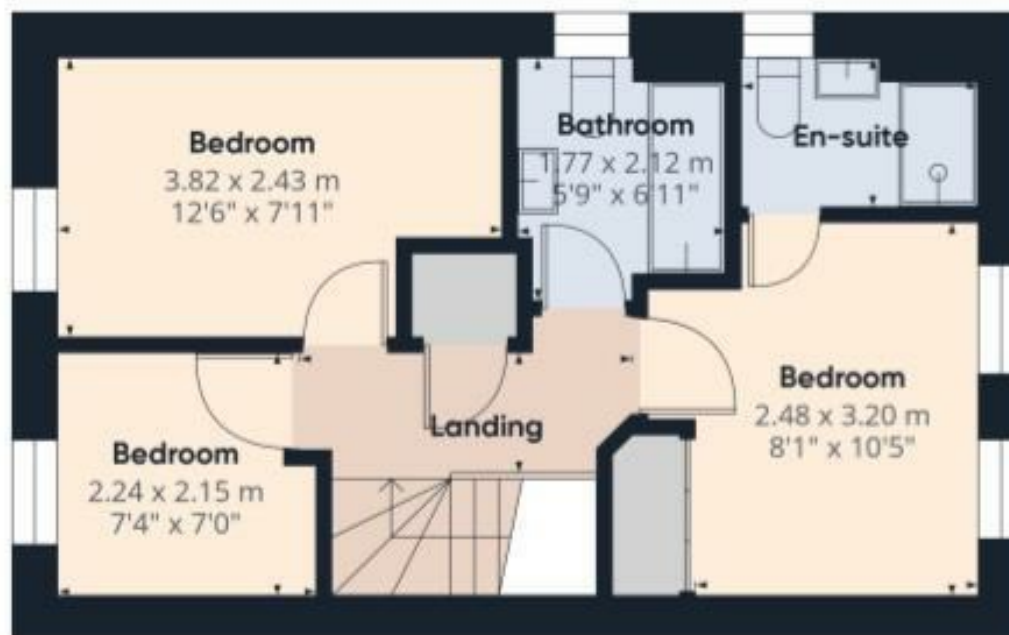
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Floor 0



Floor 1

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

56.17 m<sup>2</sup>

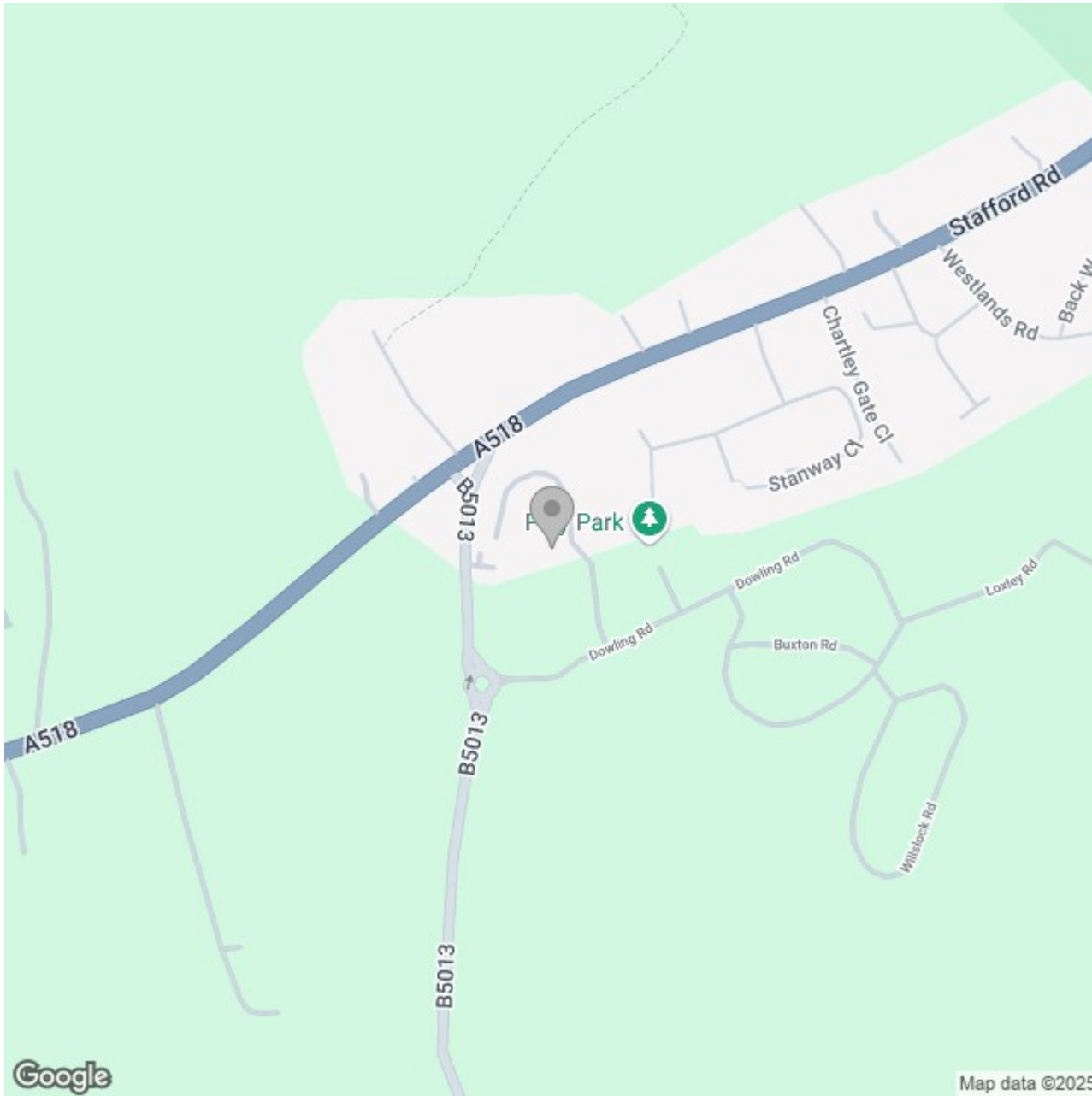
712.25 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	