





THREE BEDROOMS ** LARGE PLOT ** SPLIT-LEVEL FOUR-STOREY PROPERTY ** GARAGE

A high-specification three-bedroom detached property situated in a popular area of Uttoxeter. The home benefits from uPVC double glazing and gas central heating.

The internal layout briefly comprises a hallway, cloakroom/WC, lounge, fitted kitchen/diner, conservatory, three bedrooms—including a master with an en-suite—and a separate family bathroom.

Externally, the frontage provides off-road parking leading up to the property, with side access to the spacious rear garden. The rear has been beautifully landscaped, featuring a paved patio area ideal for entertaining and a well-maintained lawn.

The property is conveniently located with easy access to local amenities, including shops, schools, and a leisure centre, while still being just a short journey to the centre of Uttoxeter. It also offers excellent transport links via the A50, connecting to major road networks.

Viewings are strictly by appointment only.



Ground Floor

Hallway

With a UPVC double-glazed front door leading in, a central heating radiator, a staircase rising to the first-floor landing, a smoke alarm, and internal doors leading to:

Cloaks/WC

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

Kitchen/Diner

With two UPVC double-glazed windows to the front and side elevations, the kitchen features a range of matching base and eye-level storage cupboards and drawers with wood-block drop-edge preparation work surfaces. A range of integrated appliances includes a four-zone electric hob, extractor hood, composite sink and drainer with mixer tap, space for additional freestanding and under-counter white goods, oven, grill, TV aerial point, and breakfast bar.

Integral Garage

With a glazed window to the rear elevation, a range of matching base and eye-level storage cupboards with granite-effect drop-edge preparation work surfaces, plumbing and space for freestanding white goods, a combination central heating gas boiler with Hive installed, and a one-and-a-half stainless steel sink and drainer with a mixer tap.

Lower Ground Floor



Lounge

With a UPVC double-glazed window to the rear elevation, two central heating radiators, a TV aerial point, and a set of UPVC double-glazed double doors leading to:

Conservatory

With UPVC double-glazed windows to the rear and side elevations, a set of UPVC double-glazed double doors leading to the rear garden, and a wall-mounted electric heater.







First Floor Landing

With a UPVC double glazed window to the side elevation, access into loft space via loft hatch, staircase rising to the second floor, door entries lead to:

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Second Floor Landing

With a useful cloaks cupboard featuring hanging rails and shelving, access to the loft space via a loft hatch, a smoke alarm, and internal doors leading to:

Bedroom One

With a UPVC double-glazed box bay window to the front elevation, central heating radiator, and a range of fitted wardrobes comprising hanging rails and shelving. Internal door leading to:

En-suite

With a UPVC double-glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising a low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, double shower cubicle with a sliding glass screen and complementary tiling to wall coverings, chrome heated towel radiator, and shaving point.

Bathroom

With a UPVC double-glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising a low-level WC, wash hand basin with mixer tap, bath unit with waterfall showerhead, folding glass screen, complementary tiling to wall coverings, chrome heated towel radiator, and shaving point.

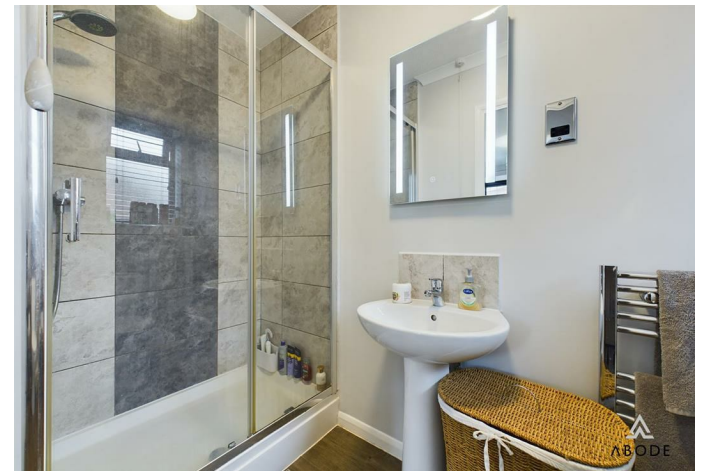
Outside

The property frontage features double-width off-road parking on a partially gravelled and partially tarmac driveway, leading up to the integral garage and main entrance.

Access to the rear garden is via a timber-gated entry at the side elevation. The large lawned garden is enclosed by timber fence panels with concrete posts and semi-mature tree lines providing privacy at the rear. A paved patio area extends from the property, making it ideal for entertaining. Additionally, there is a timber-built workshop/garden storage shed, an outside tap, and security lighting.

The plot predominantly faces due north-west, allowing for ample afternoon and evening sun.





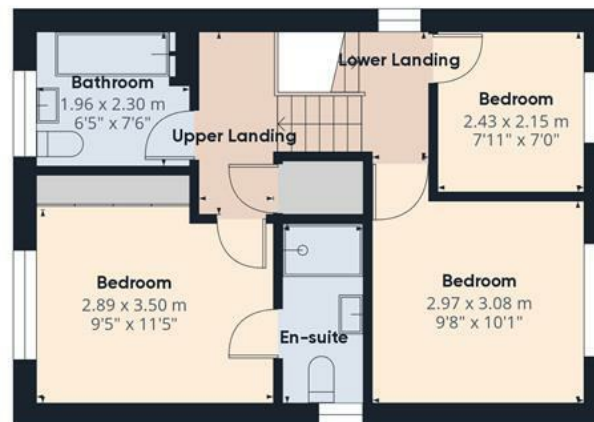








Floor 0



Floor 1



Approximate total area⁽¹⁾

102.99 m²

1108.59 ft²

Reduced headroom

0.33 m²

3.53 ft²

(1) Excluding balconies and terraces

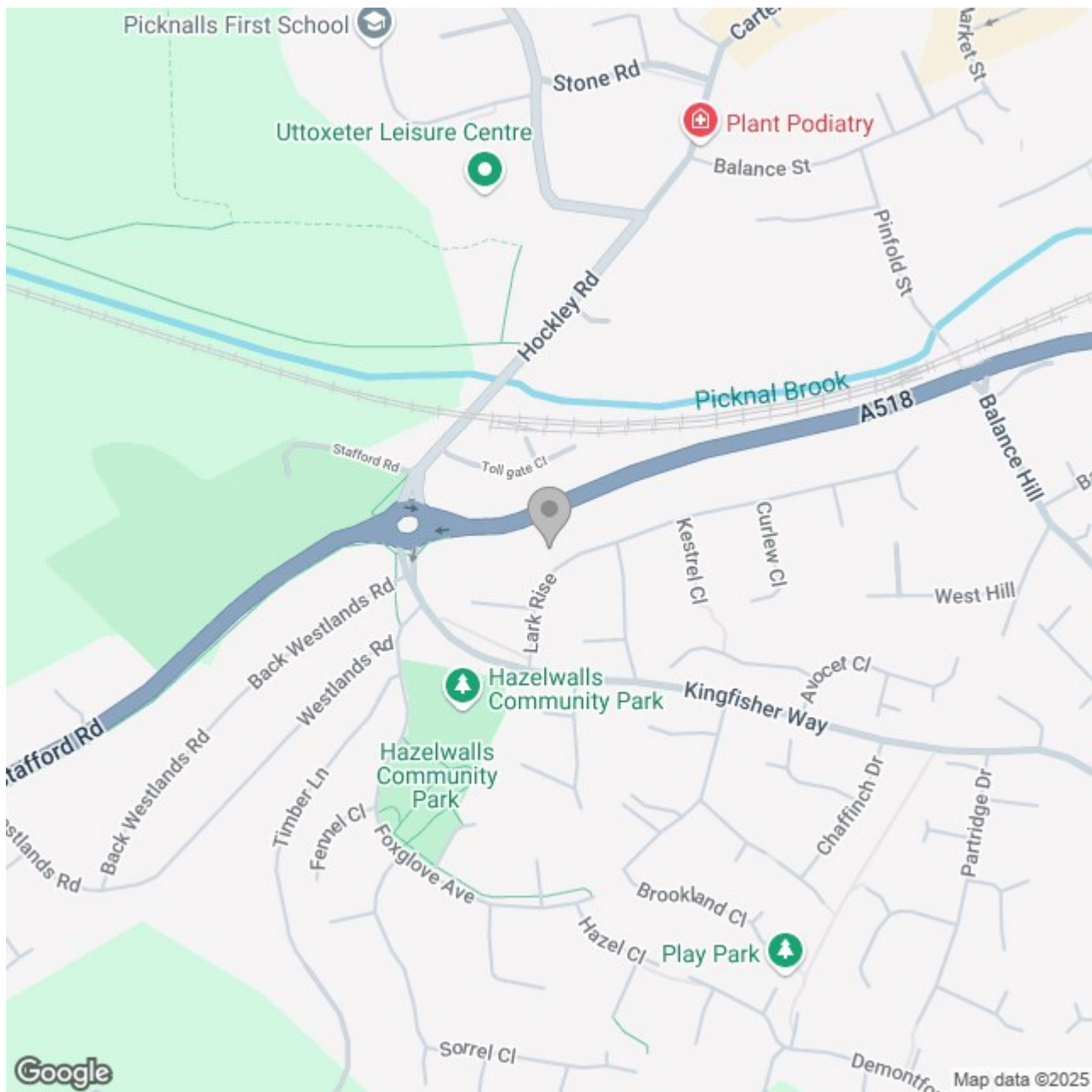
Reduced headroom

..... 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 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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