



69 Friesian Way Uttoxeter, Uttoxeter, ST14 5FJ

MODERN THREE-BEDROOM DETACHED HOME WITH GARAGE, LANDSCAPED GARDEN & EXTENDED DRIVEWAY

This contemporary three-bedroom detached property offers stylish and spacious living. Featuring a detached garage, UPVC double glazing, and gas central heating, the home is ideally located on the edge of Uttoxeter. Excellent transport links include easy access to the A50 with M1 and M6 connections, as well as Uttoxeter train station.

Internally, the property comprises a welcoming hallway, a generous dual-aspect lounge, a well-appointed open-plan kitchen/diner with a utility cupboard, a cloakroom/WC, three bedrooms (including a master with en-suite), and a family bathroom.

Externally, the home boasts a beautifully landscaped rear garden with walled boundary, providing ideal privacy. The property offers additional outdoor space behind the garage, and an extended tarmac driveway

£300,000

69 Friesian Way

Uttoxeter, Uttoxeter, ST14 5FJ



Hallway

Lounge

W.C.

Kitchen/Diner

Landing

Bedroom One

En-suite

Bathroom

Bedroom Two

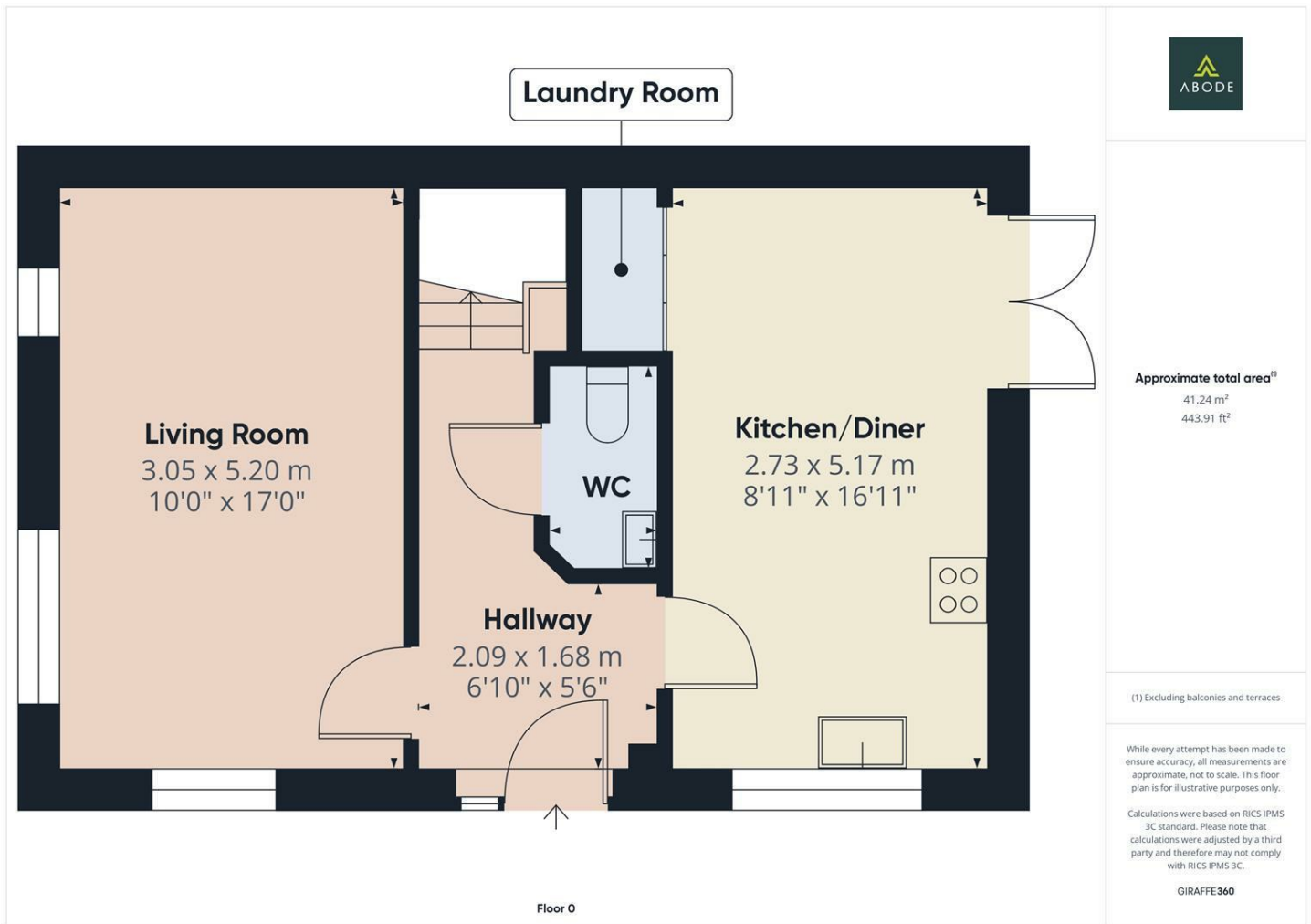
Bedroom Three



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	