





Nestled in the tranquil cul-de-sac of Swallow Close, this delightful detached house in Uttoxeter, Staffordshire, presents an excellent opportunity for families seeking a spacious and comfortable home. With four generously sized bedrooms, including a master suite complete with an en suite bathroom, this property is designed to accommodate modern living with ease.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and appealing, making it an ideal choice for those who appreciate a well-thought-out design. The absence of an upward chain ensures a smooth transition for prospective buyers, allowing for a swift move into this charming residence.

Situated within a popular estate in Uttoxeter, the property benefits from a peaceful environment while remaining conveniently close to local amenities and transport links. This combination of location and space makes it a perfect family home, offering both comfort and convenience.



Hallway

With a double glazed front entry door leading into, central heating radiator, staircase rising to the first floor landing with a useful under stairs storage cupboard, smoke alarm, thermostat, internal doors lead to:

Cloaks/W.C.

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

Lounge

With a UPVC double glazed window to the front elevation, two central heating radiators, telephone point, TV aerial point and a focal point electric fireplace, internal double doors lead to:

Dining Room

With a UPVC double glazed sliding door to the rear elevation, central heating radiator and internal door leading to:

Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboard and drawers with granite effect roll top preparation work surfaces and complementary tiling surrounding, TV aerial point, integrated appliances include a four ring electric hob, extractor, one and a half stainless steel sink and drainer with mixer tap, oven, grill, telephone point, internal doors lead to:



Utility Room

With a double glazed door leading to the rear, a UPVC double glazed window to the side elevation, low-level base cupboards with granite effect roll top preparation work surfaces and complementary tiling surrounding, central heating radiator, space for under counter white goods, central heating combination gas boiler, smoke alarm, extraction unit and internal door leading to:







Garage

With an up over door to the front elevation, a side entry entry frosted glazed door, space for further white goods, lighting and consumer unit.

Landing

Providing access into loft space via loft hatch, smoke alarm, doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, a range of built-in fitted wardrobes complete with hanging rails and shelving, internal door leads to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin with chrome tap fittings, bathroom unit with shower over and glass screen with complementary tiling to wall coverings, central heating radiator and extractor fan.

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 front elevation and central heating radiator.

Bedroom Four

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

Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash basin with mixer tap, bath unit with showerhead attachment and complementary tiling surrounding, extractor fan and central heating radiator.







ABODE



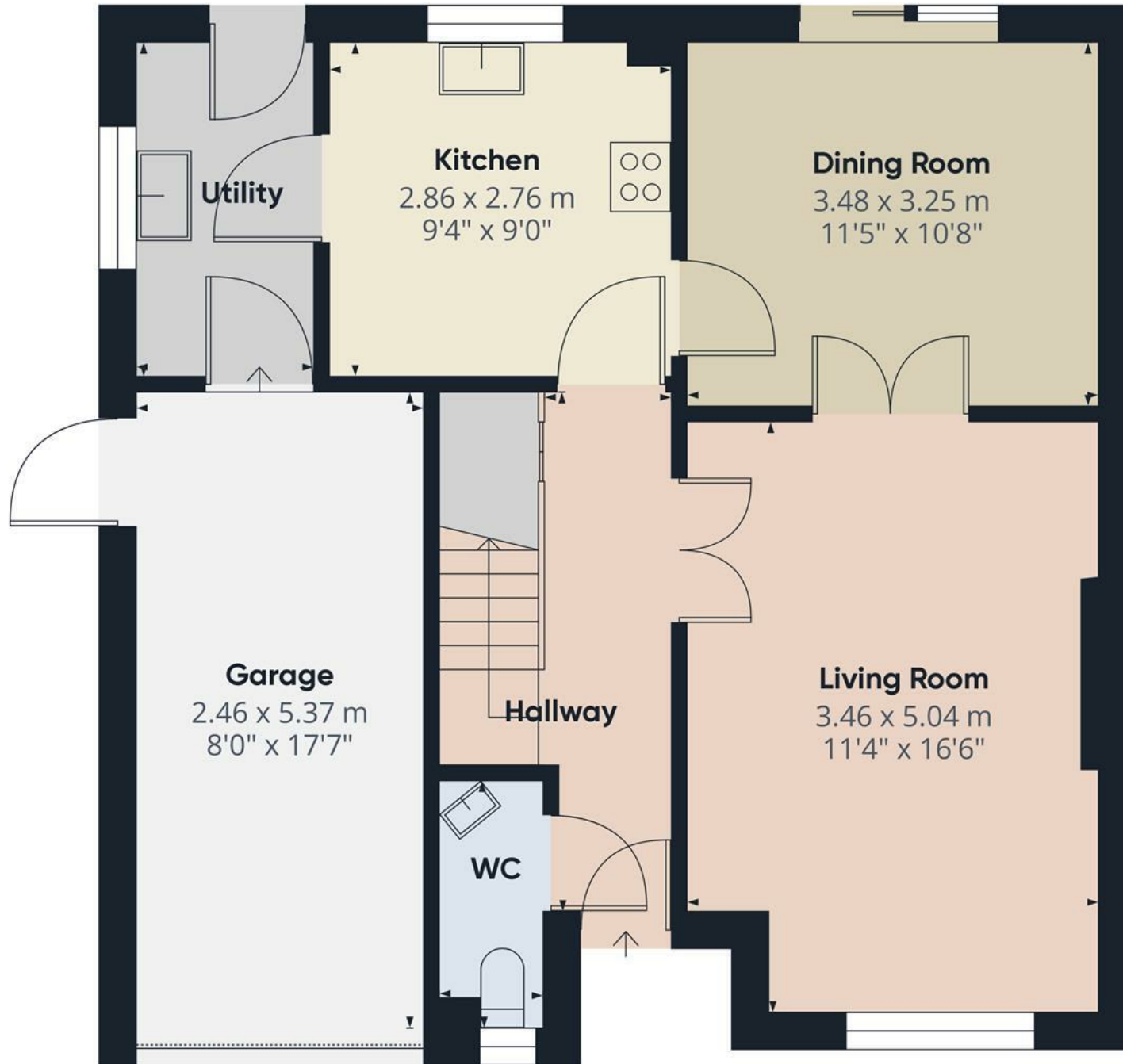
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Floor 0

Approximate total area⁽¹⁾

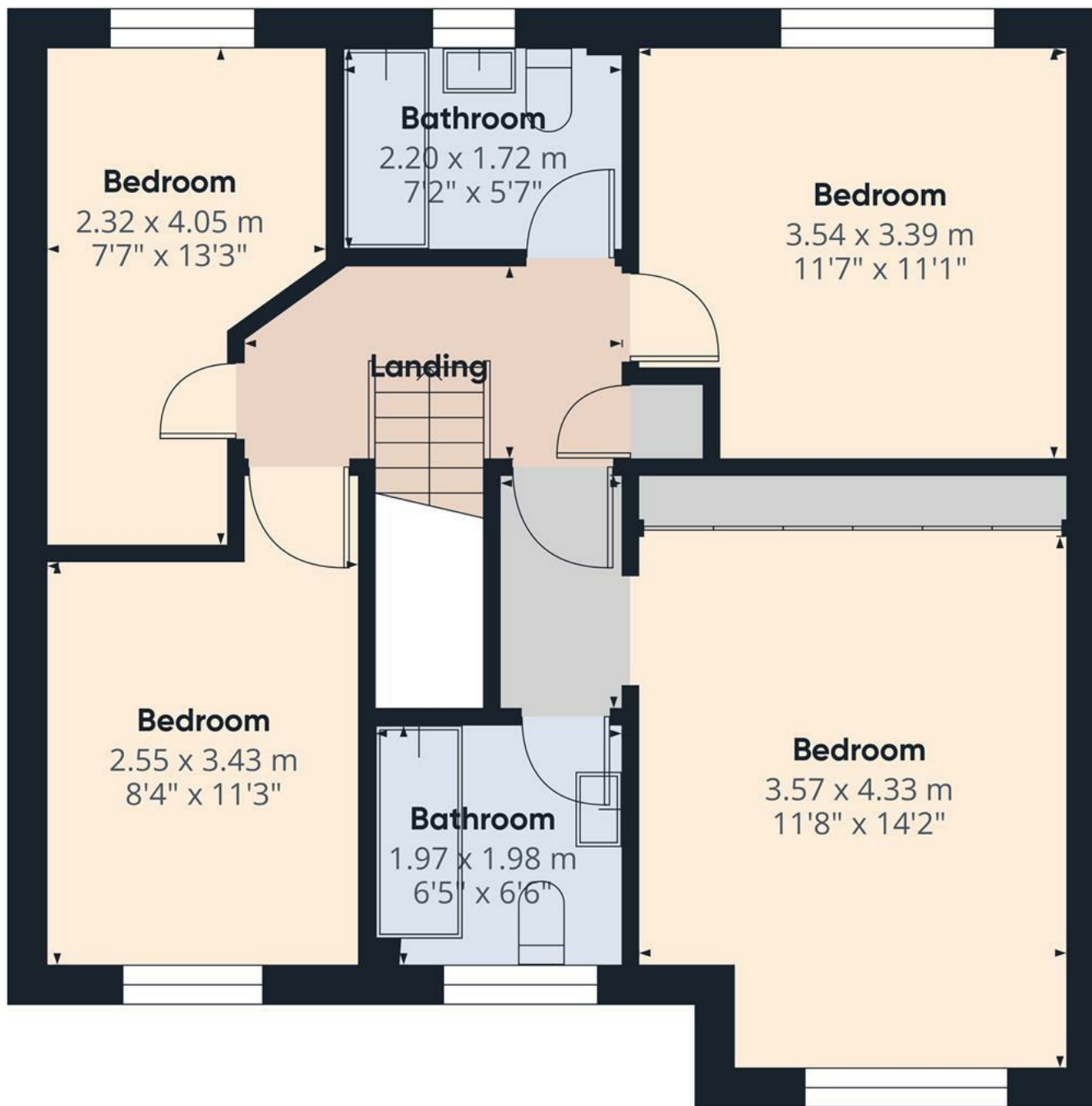
64.33 m²
692.44 ft²

(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.

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Floor 1

Approximate total area⁽¹⁾

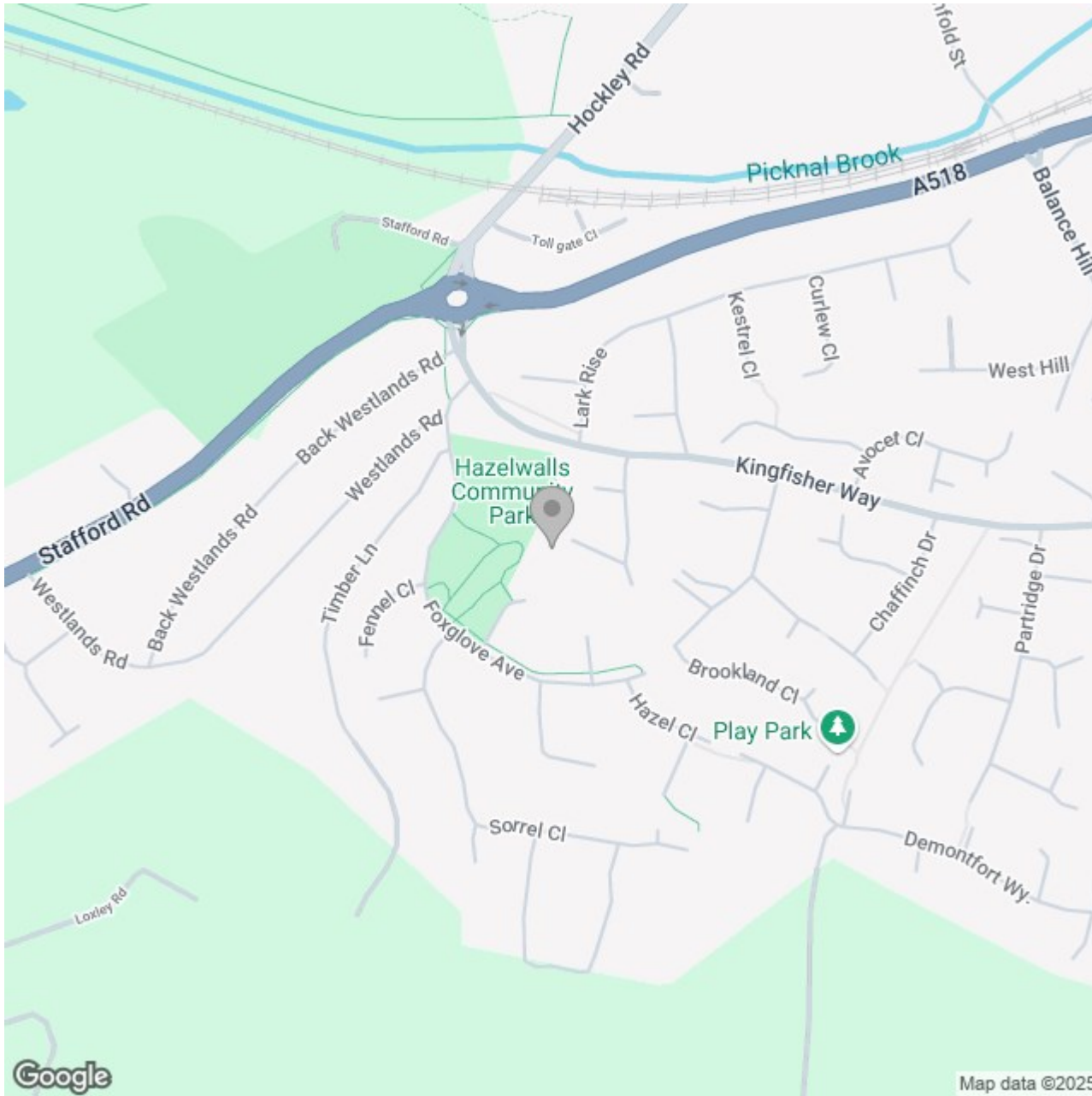
58.03 m²
624.63 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	