





This well-presented detached three-bedroom family home is conveniently located within easy reach of Uttoxeter town centre. Finished to a high standard, it is ideal for professionals, couples, or small families. Offered for sale with no upward chain and vacant possession.

The property features a small entrance porch, understairs storage, a cosy lounge, a kitchen/diner, and a family bathroom with a shower over the bath.

Upstairs, there are two double bedrooms and a single bedroom. Outside, the home benefits from both front and rear gardens, a garage, and off-road parking for multiple cars.



Porch

With a UPVC double glazed door to the front elevation and internal door leading to:

Lounge

With a UPVC double glazed bow window to the front elevation, central heating radiator, the focal point of the room being the electric fireplace with a timber Adam style surround, staircase rising to the first floor landing with a useful under stairs storage cupboard housing the modern Worcester Bosch central heating gas boiler, thermostat, internal door leading to:

Kitchen/Diner

With 2x UPVC double glazed windows to the rear elevation, a UPVC frosted door leading to the rear garden, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces and tiling surrounding. Integrated appliances include a stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill, fridge, central heating radiator, consumer unit and plumbing for further freestanding undercounter white goods.

Landing

With access to loft space via loft hatch, airing cupboard housing the hot water immersion tank with eye level shelving, internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in wardrobes with mirrored front comprising of hanging rails and shelving.



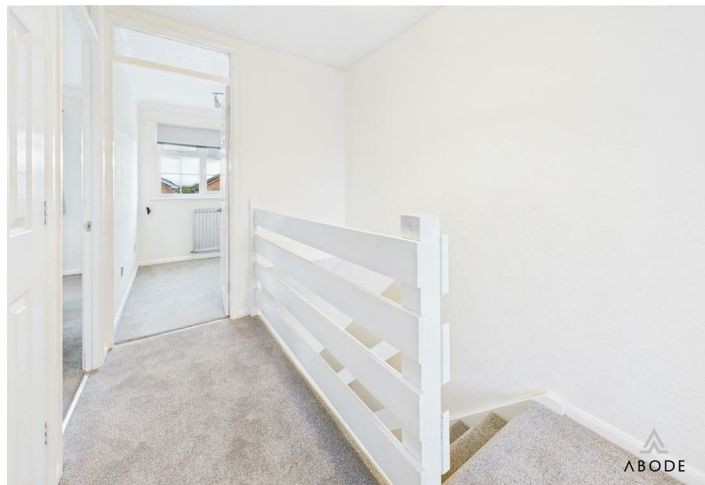
Bedroom Two

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, central heating radiator and TV aerial point.



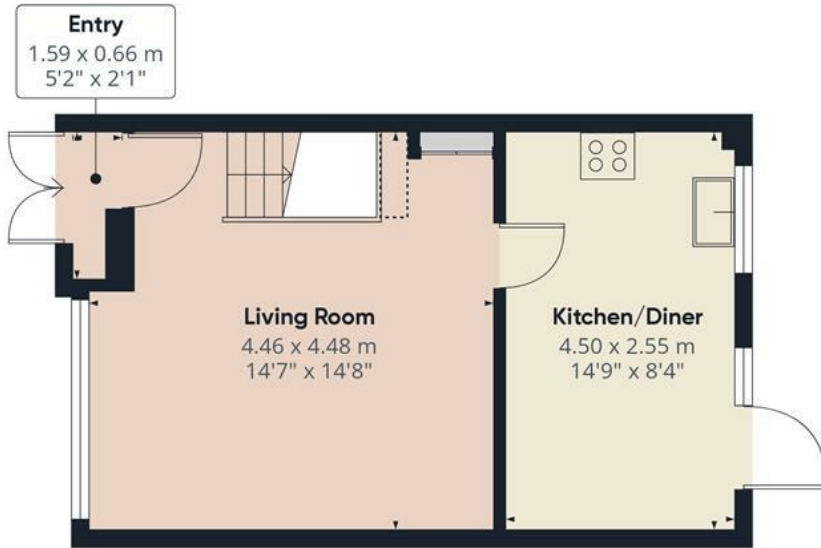




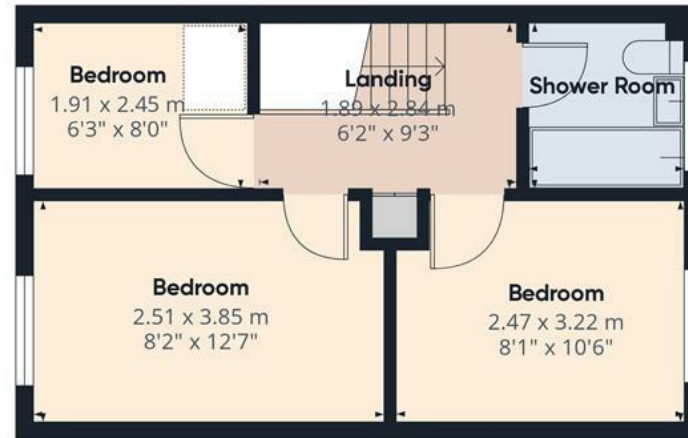


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

80.07 m²
861.88 ft²

Reduced headroom

0.3 m²
3.23 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.

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