





Offer for sale with NO UPWARD CHAIN stands a well presented and spacious three bedroom detached family home, ideally situated in the popular development, close to Uttoxeter and local amenities.

The property offers versatile accommodation including a generous kitchen/diner with French doors to the garden, separate utility room, cloakroom, and a bright dual aspect lounge. Upstairs features three well proportioned bedrooms, with the master benefiting from an en suite shower room, along with a modern family bathroom.

Externally, the property enjoys an enclosed rear garden with patio area, off road parking, and a garage with power and lighting. An excellent opportunity for families or those seeking village living with convenient access to nearby transport links.



The Accommodation

Entrance Hallway

With door and window to the front elevation, radiator, and staircase rising to the first floor.

Cloakroom

Part tiled walls and tiled flooring, radiator, pedestal wash hand basin and low level WC.

Kitchen / Diner

A bright and spacious room featuring French doors opening to the rear garden and a window to the front. Finished with tiled flooring, radiator, and a fitted kitchen comprising a range of eye and base level units and drawers. Integrated appliances include an oven, four ring gas hob and fridge freezer. One and a half bowl sink and drainer set into the preparation work surface.

Utility Room

Window to the rear elevation with continuation of tiled flooring, radiator, sink and drainer, wall mounted central heating boiler, plumbing and space for a washing machine, and an under stairs storage cupboard.

Lounge

A well proportioned dual aspect reception room with windows to both the front and rear elevations and two radiators.

Landing

With window to the rear, radiator, loft access and useful storage cupboard.

Master Bedroom

Window to the rear elevation and radiator.



En Suite Shower Room

Part tiled walls and tiled flooring, window to the front, radiator, double shower enclosure, pedestal wash hand basin and low level WC.

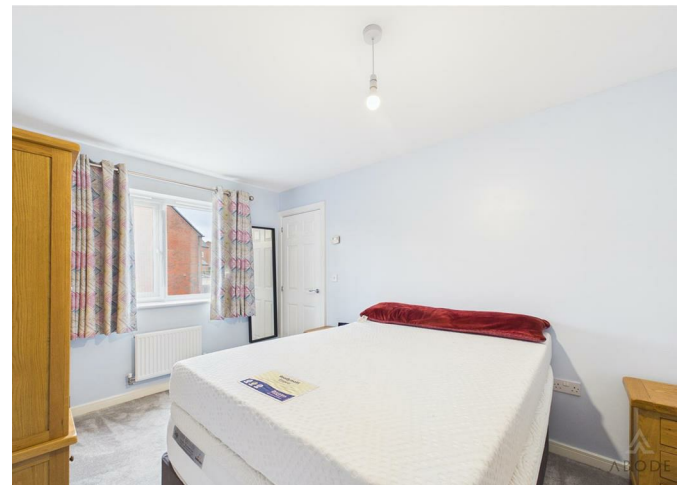
Bedroom Two

Window to the front elevation and radiator.

Bedroom Three

Window to the rear elevation and radiator.







Family Bathroom

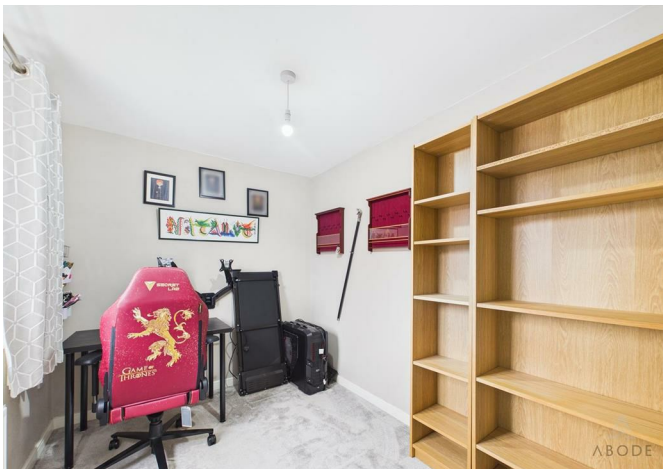
Part tiled walls and tiled flooring, window to the front, radiator, double panelled bath, pedestal wash hand basin and low level WC.

Outside

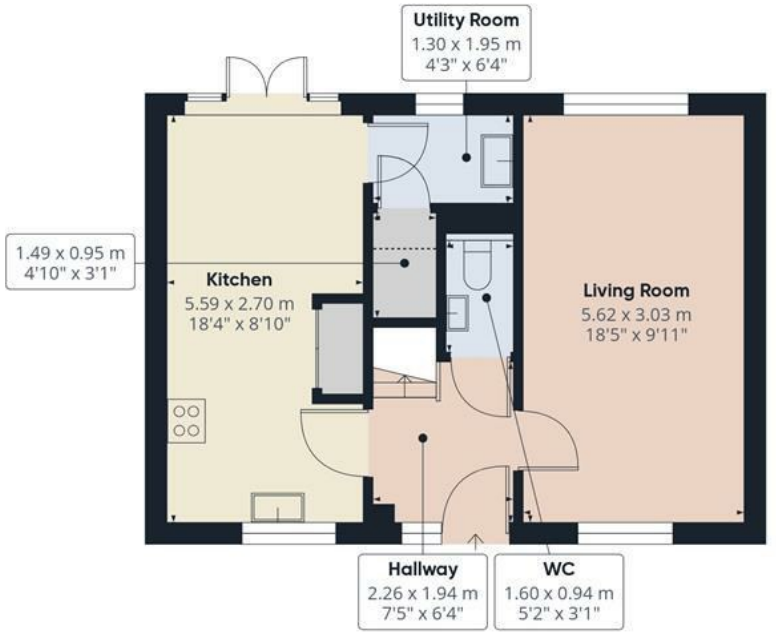
To the rear is an enclosed garden, part walled and fenced, mainly laid to lawn with a patio area and access to the garage.

Parking & Garage

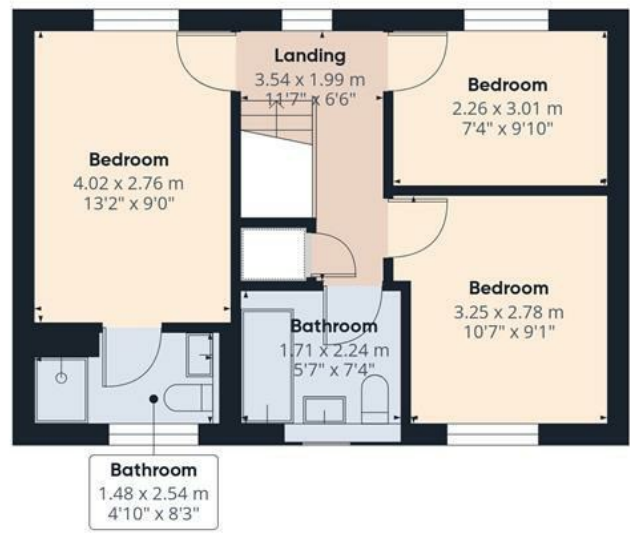
Off road parking leading to a garage with up and over door, power and lighting.



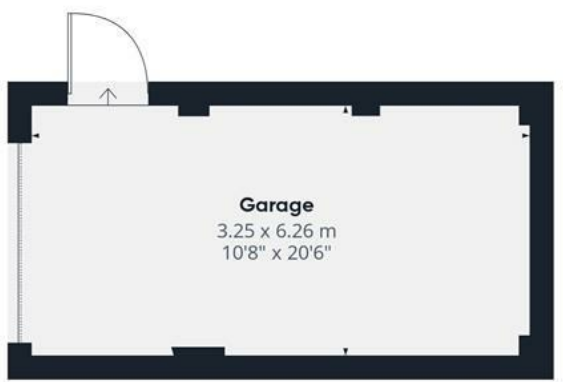




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
102.8 m²
1107 ft²

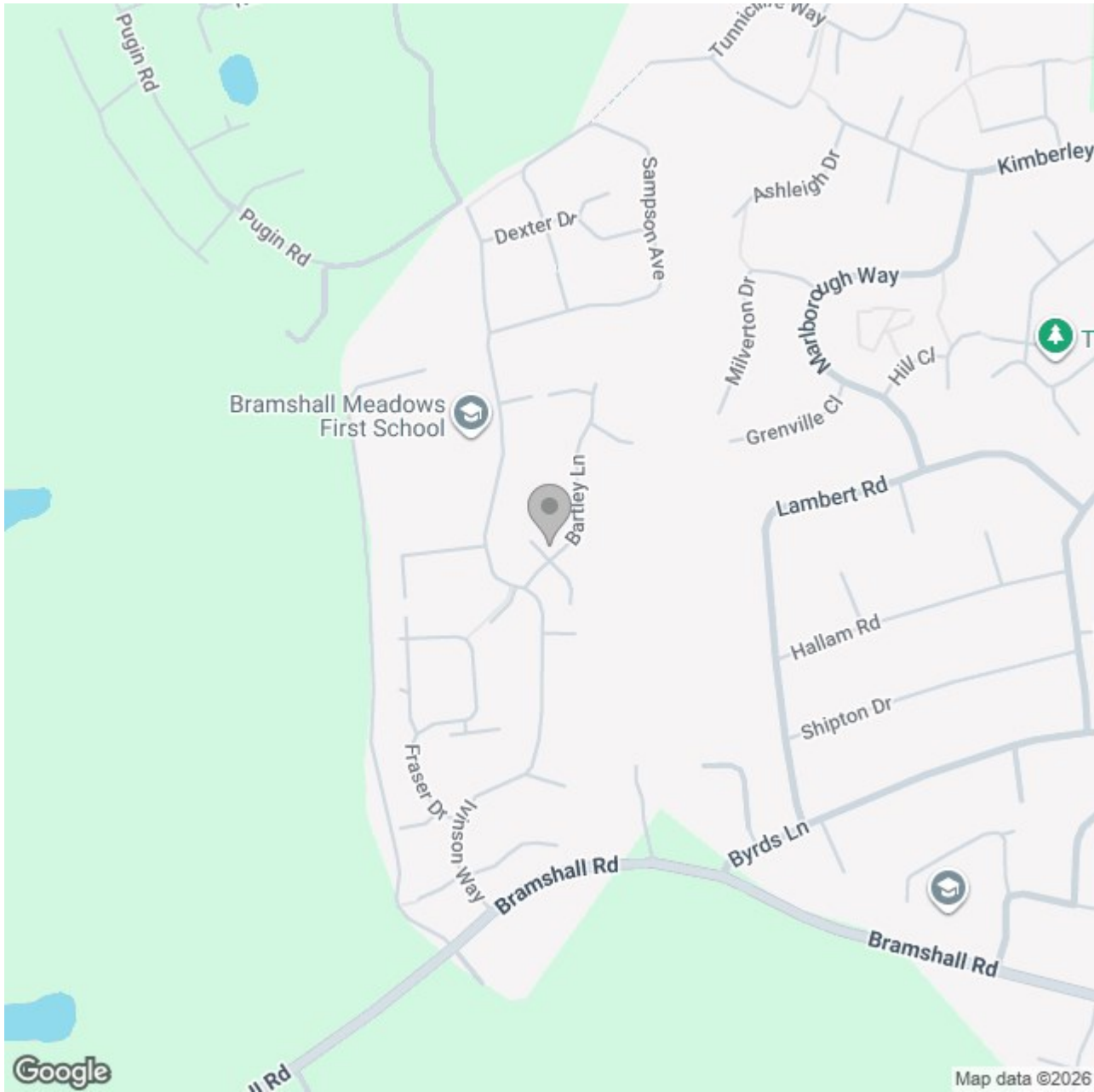
Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	