





We are delighted to bring to the market this stunning and rarely available four-bedroom detached character home, ideally positioned within walking distance to Uttoxeter town centre. This impressive property offers an abundance of space and charm throughout and represents a truly fantastic family home that must be viewed to be fully appreciated.

The accommodation briefly comprises a welcoming entrance hallway, sitting room, play room and a beautifully remodelled kitchen which now forms a luxurious open-plan kitchen and dining space, perfect for modern family living and entertaining. There is also a useful utility room and a ground floor cloakroom/WC. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a separate family bathroom.

Externally, the property offers generous off-road parking to the front for several vehicles, while to the rear are spacious gardens mainly laid to lawn, providing an ideal outdoor space for families and entertaining.

Uttoxeter is a thriving market town offering a wide range of amenities including well-regarded schools, sports and leisure facilities, and a variety of local shops and eateries. The town also benefits from excellent transport links, with convenient access to the A50 connecting to the M1 and M6, and the nearby cities of Derby, Stoke-on-Trent and Stafford all within easy commuting distance. Uttoxeter also benefits from its own railway station, further enhancing its accessibility.



## Reception Hallway

A welcoming entrance hallway featuring original Minton tiled flooring throughout, an original stained-glass front entrance door with matching stained-glass windows, and a classic balustrade staircase with timber panelling rising to the first-floor landing. An old-school style central heating radiator adds character, while internal doors lead to the principal ground floor rooms.

## Kitchen/Dining Room

Undoubtedly the hub of the home, this impressive open-plan kitchen and dining space benefits from wet underfloor heating and has been thoughtfully re-fitted to create a stylish yet practical environment. The kitchen offers a range of matching base and high-level storage cupboards and drawers with marble drop-edge preparation work surfaces. Integrated appliances include a double Belfast ceramic sink with mixer tap, double oven and grill, dishwasher, and a five-ring stainless steel gas hob, with additional space for freestanding white goods. The room also features a breakfast bar, feature fireplace, and a bespoke double-glazed bay window to the front elevation providing excellent natural light.

## Sitting Room

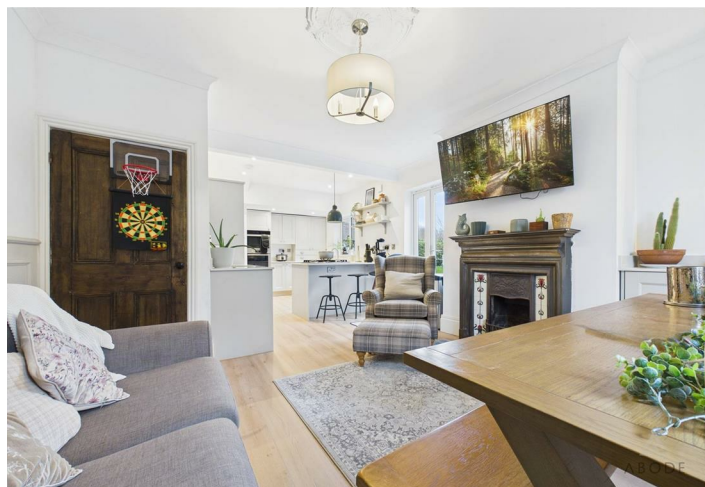
A comfortable and characterful reception room with a bespoke UPVC double-glazed bay window to the front elevation. The room features exposed ceiling beams, a central heating radiator, and a focal-point log burner set within a timber Adam-style surround, along with a TV aerial point.



## Utility Room

A practical utility space with a UPVC double-glazed window to the rear elevation. Fitted with a range of matching base-level cupboards and drawers complemented by granite drop-edge work surfaces. Features include a 1½ stainless steel sink with mixer tap and drainer, plumbing and space for under-counter appliances, a gas hob, and ceiling spotlights. The room leads to a rear lobby with coat hooks, useful under-stairs storage, and a rear entrance door.







### W.C.

Fitted with a low-level WC and wash hand basin with mixer tap and tiled splashback.

### Play Room

A bright and versatile space featuring dual-aspect views to the rear and side elevations through two UPVC double-glazed windows. Finished with stylish Park-style flooring and a charming window seat, this room offers a welcoming and flexible area that can serve a variety of purposes to suit a buyer's needs—perfect as a playroom, home office, or hobby space.

### Landing

Providing access to all first-floor accommodation.

### Bedroom One

A spacious principal bedroom with a bespoke bay window to the front elevation. The room benefits from a range of fitted wardrobes with shelving and hanging rails, a feature open fireplace with tiled hearth, and a central heating radiator. Internal door leading to:

### En-suite Bathroom

With a partially frosted sash window to the side elevation. Comprising a three-piece suite including a corner wash hand basin with mixer tap and tiled splashback, high-level WC with pull flush, and a freestanding roll-top bath.

### Bedroom Two

Featuring a new UPVC double-glazed sash window to the front elevation, timber panelling to a feature wall, and a central heating radiator.



### Bedroom Three

With a UPVC double-glazed bay window to the front elevation incorporating a window seat, an additional glazed window to the side elevation, TV point, and a central heating radiator.

### Bedroom Four

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

### Family Bathroom

A beautifully appointed bathroom featuring a UPVC double-glazed frosted window to the rear elevation and a UPVC double-glazed sash window to the side. The four-piece suite comprises a pedestal wash hand basin, low-level WC, double shower cubicle with sliding glass screen and complementary wall tiling, and a stunning freestanding roll-top bath with claw feet and chrome fittings. Additional features include tongue-and-groove panelling to the lower walls, extractor fan, and ceiling spotlights.









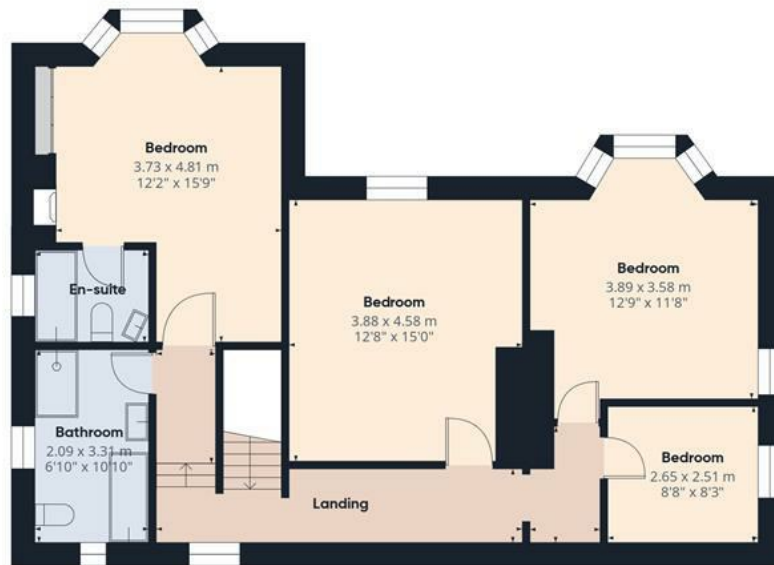




Floor 0

Approximate total area<sup>(1)</sup>

167 m<sup>2</sup>  
1797 ft<sup>2</sup>



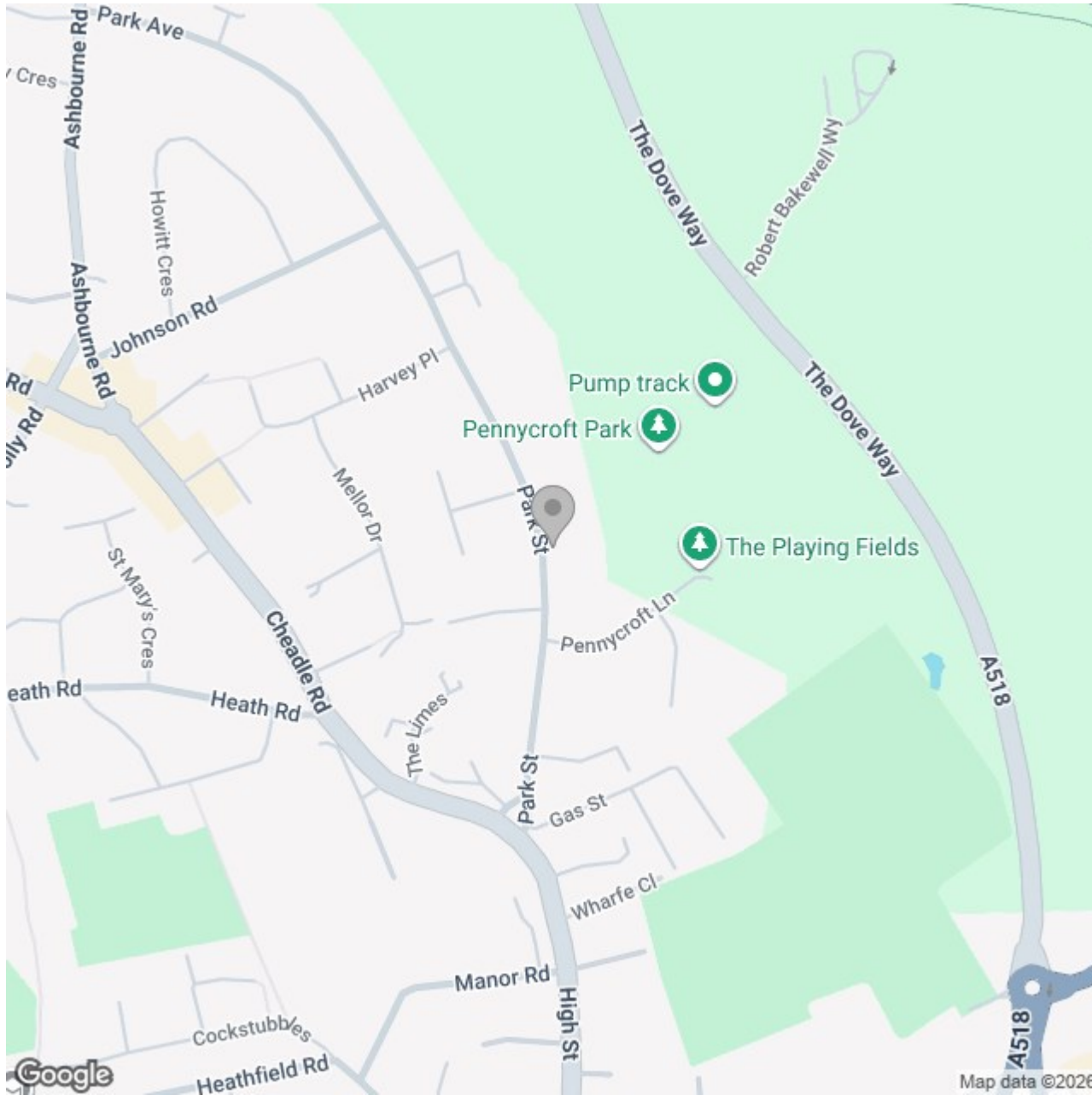
Floor 1

(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	