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SALES & LETTINGS

Mulberry Gardens, Uttoxeter, Staffordshire, ST14 7RJ

Offers Over £470,000



https://www.abodemidlands.co.uk







This executive four-bedroom detached home in Mulberry Gardens offers stylish, modern family living with high-spec finishes throughout. At its heart is a spacious open-plan kitchen diner with sleek cabinetry and integrated appliances, alongside a bay-fronted lounge with oak flooring. Additional versatile living space includes a family room ideal for a home office or playroom, and a striking extension featuring a glass lantern ceiling and bi-fold doors opening onto the garden.

Upstairs, the property boasts four well-proportioned bedrooms, including a generous principal suite with a contemporary en-suite. Set on a corner plot within a small private cul-de-sac, the home also benefits from an attached double garage with extra overhead storage.

Externally, the professionally landscaped rear garden offers a private and tranquil setting, mainly laid to lawn with large patio areas and a secluded pergola —perfect for entertaining. The property also features front and rear gardens enclosed by fencing and mature hedging, along with uPVC double glazing and gas central heating.

Viewings are strictly by appointment only.

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Hallway

A welcoming entrance featuring a UPVC double-glazed frosted front door with an adjoining frosted side panel, ensuring the space is filled with natural light. A balustrade staircase rises to the first floor, while the area is finished with a central heating radiator, smoke alarm, and digital thermostat. Quality internal oak doors provide a seamless transition to the principal ground floor rooms.

W.C.

With tiled flooring throughout central heating radiator, low-level WC and pedestal wash hand basin with tiled splashback and extractor fan.

Kitchen/Diner

The heart of the home, this impressive open-plan space enjoys dual-aspect views to the rear and side elevations through three UPVC double-glazed units. The kitchen is fitted with a range of contemporary high-gloss base and eye-level units, complemented by wood-block drop-edge work surfaces and stylish tiled splashbacks. Integrated appliances include a four-ring induction hob with a built-in extractor, double ovens with a warming plate, a fridge, and a freezer. The design further incorporates a stainless steel sink with a carved inset drainer, pan drawers, a dishwasher, and integrated recycling bins, with additional space for freestanding under-counter appliances. The room is finished with LED spotlighting, two radiators, and a TV aerial point. A door leads to a practical under-stairs storage cupboard featuring automatic lighting, coat hooks, and durable tiled flooring.



Family Room

Positioned to the front of the property with a UPVC double-glazed window, this versatile room offers a multitude of uses to the discerning buyer. Currently utilised as an entertaining space and home office, it would serve equally well as a playroom, snug, or formal study. For added comfort, this room is fitted with underfloor heating.





















Lounge
A sophisticated living space featuring a UPVC double-glazed bay window to the front elevation and engineered oak flooring throughout. The room's focal point is a gas fireplace set within a timber Adam-style surround and hearth. This well-appointed reception room includes two central heating radiators, a TV aerial point, and a smoke alarm, with an internal opening leading through to the extended living space.

Orangery
This spectacular architectural addition boasts triple UPVC double-glazed windows to the rear and two frosted windows to the side, creating an incredibly bright environment. The room is defined by a bespoke double-glazed glass lantern ceiling with recessed LED lighting and a set of bi-folding doors that open directly onto the rear patio. Comfort is maintained via independent underfloor heating controls.

Utility Room
A practical and well-equipped space featuring a UPVC double-glazed frosted rear entry door. It offers a base-level storage cupboard with wood-block effect preparation surfaces and complementary tiling. The utility includes a stainless steel sink with a mixer tap and drainer, an extractor fan, and a central heating radiator.

Landing
The landing serves as a refined central hub for the first floor, featuring elegant oak panel doors that lead to the primary living quarters. It includes a smoke alarm and provides practical access to the loft space.

Bedroom One
The principal bedroom is a beautifully bright space, centered around a feature UPVC double-glazed bay window to the front elevation. This generous room is equipped with a central heating radiator and a comprehensive range of built-in fitted wardrobes, complete with integrated hanging rails and shelving. A TV aerial point is installed for convenience, and an internal panel door opens into the private en suite.

En-suite
This contemporary three-piece re-fitted shower room features a frosted UPVC double-glazed window to the front elevation. The high-specification suite includes a low-level WC, a floating wash hand basin with a modern mixer tap, and a large shower cubicle equipped with a luxurious waterfall head. The space is finished with complementary wall tiling, recessed shower shelving with LED downlighting, a shaving point, and a central heating radiator.

Bedroom Two
Situated to the rear of the home, the second bedroom offers a peaceful outlook through a UPVC double-glazed window and is finished with a central heating radiator.

Bedroom Three
This well-proportioned bedroom overlooks the front elevation through a UPVC double-glazed window. It offers excellent storage solutions, including a set of double wardrobes with hanging rails and shelving, as well as a highly useful over-stairs storage cupboard.

Bedroom Four
The fourth bedroom features a UPVC double-glazed window to the rear elevation and a central heating radiator. This room benefits from built-in double wardrobes which house the hot water pressurised immersion tank while still providing ample eye-level shelving and hanging space.

Bathroom
The family bathroom features a frosted UPVC double-glazed window to the rear and is fitted with a stylish three-piece suite. This includes a low-level WC, a pedestal wash hand basin with a mixer tap, and a bath unit with a waterfall showerhead and glass screen. The room is elevated by complementary tiling, a chrome heated towel radiator, and sophisticated recessed shelving with built-in LED downlighting.

Double Garage
With two up and over doors to the front elevations housing the central heating gas boiler with power sockets and boarding overhead creating an ideal storage space. A rear UPVC double glazed door leads to the patio.


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Floor 0



Floor 1



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Approximate total area(1)

172.3 m²

1856 ft²

(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.

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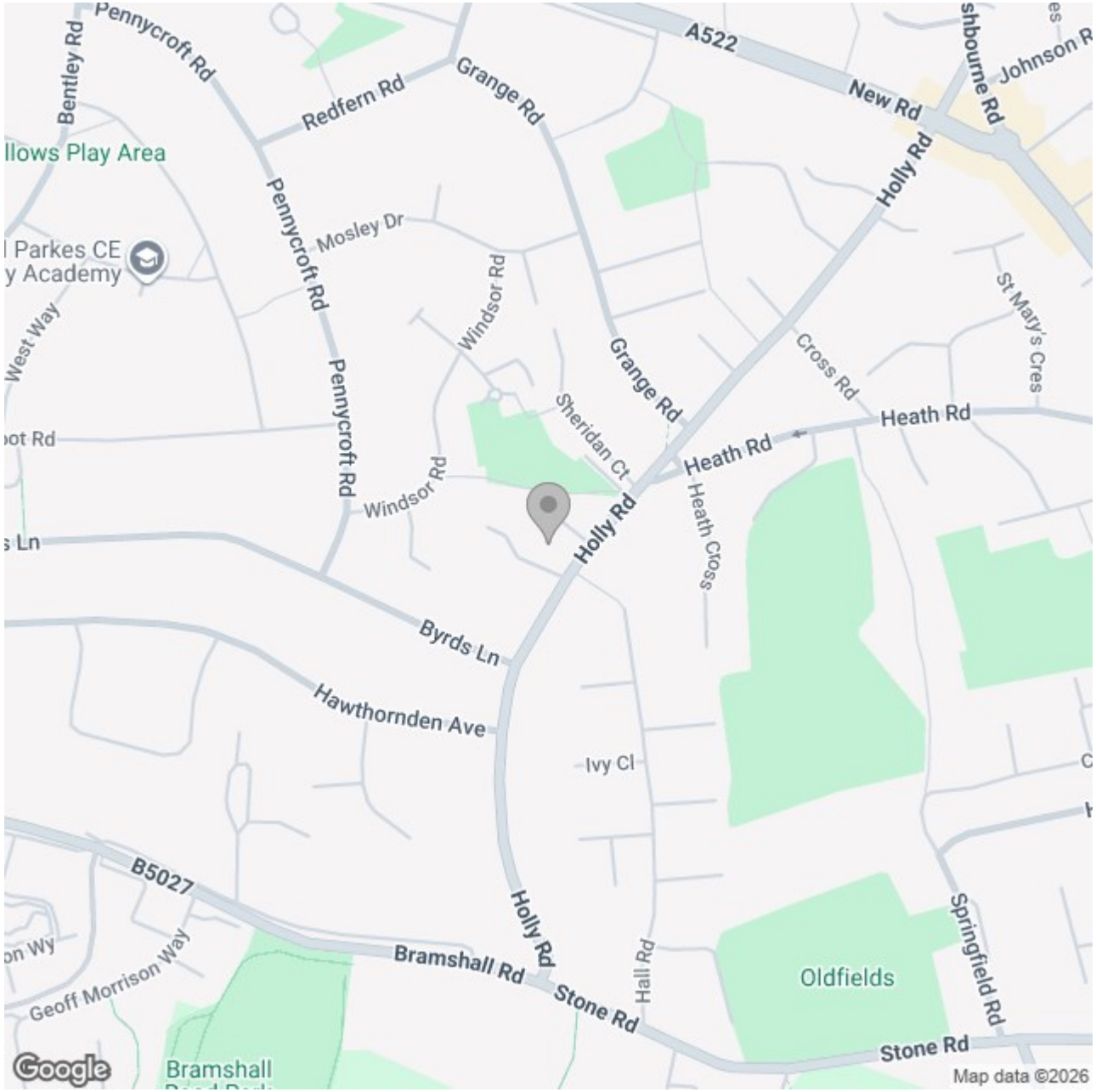

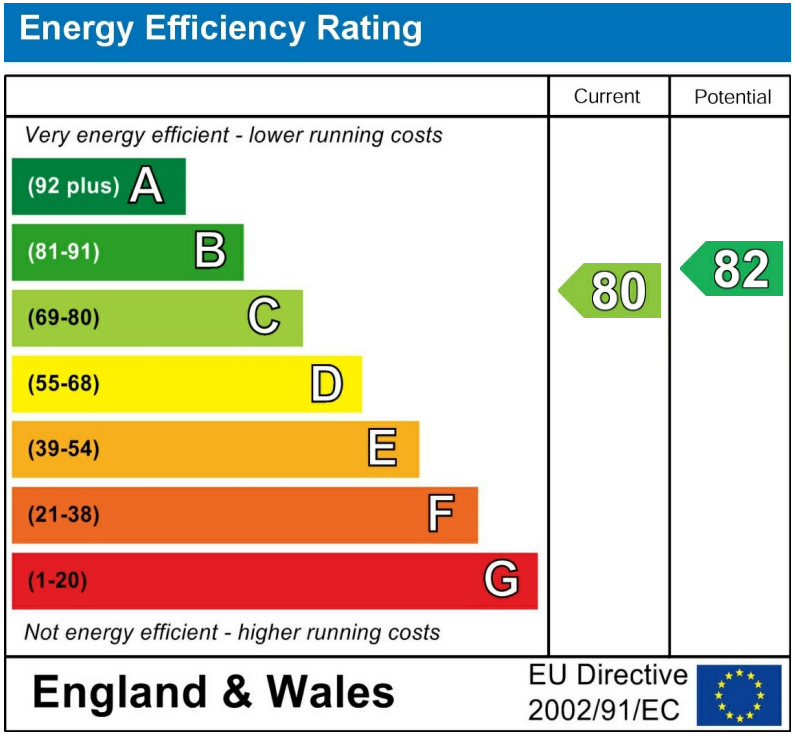

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