





FIVE BEDROOM SEMI-DETACHED | EXTENSIVELY
RENOVATED | HIGH SPECIFICATION
THROUGHOUT

This impressive semi-detached home in the sought-after village of Stramshall has been significantly extended and fully renovated, now offering spacious and modern family living. Originally a three-bedroom property, it has been enhanced by a substantial two-storey side extension, creating five well-proportioned bedrooms and much larger, versatile living spaces.

Externally, there are gardens to both the front and rear, along with a driveway providing ample off-road parking leading to a (partially converted) garage.

Conveniently located close to Uttoxeter town centre, the property benefits from easy access to a range of local amenities including shops, schools, and leisure facilities, as well as excellent transport links via the A50 and nearby access to the Peak District.

Viewings are strictly by appointment only and can be arranged by contacting ABODE.



Porch

A welcoming entrance porch featuring a UPVC double-glazed window to the front elevation and a composite entrance door, with a further internal composite door leading into:

Hallway

A spacious and inviting hallway with a central heating radiator, staircase rising to the first-floor landing, smoke alarm, and ceiling spotlights. Internal doors provide access to the ground floor accommodation.

Lounge

A beautifully presented living space with a UPVC double-glazed window to the front elevation, central heating radiator, and TV aerial point. The room is centred around an attractive feature fireplace with sandstone surround, mantle, and hearth, complemented by a tiled inset. To the rear, UPVC double-glazed French doors open onto the patio, allowing for plenty of natural light. Finished with ceiling spotlights and an internal oak glazed door leading to:

Kitchen/Diner

Undoubtedly the heart of the home, this impressive open-plan kitchen diner features two UPVC double-glazed windows to the rear elevation. The bespoke fitted kitchen offers a range of matching base and wall units with work surfaces and complementary tiling. Integrated appliances include an induction hob, double oven with grill, dishwasher, and a Belfast-style double ceramic sink with mixer tap. Additional features include a central heating radiator, TV aerial point, smoke alarm, and ceiling spotlights. An internal door leads through to:

Store Room

A practical storage space fitted with shelving and additional storage options, complete with ceiling spotlights and a door leading to:



Shower Room

A modern ground floor shower room with a UPVC double-glazed frosted window to the rear elevation. Comprising a low-level WC, wash hand basin with mixer tap, and corner shower cubicle. Finished with wall boards, complementary tiling, extractor fan, and ceiling spotlights.







Utility Room

A useful and well-equipped utility space with a UPVC double-glazed rear door providing access to the patio. Fitted with a range of base and eye-level units with quartz work surfaces and complementary tiling. Features include a stainless steel sink with drainer and mixer tap, central heating radiator, plumbing for under-counter appliances, and additional space for further white goods.

Landing

A bright and welcoming landing area providing access to all first-floor accommodation.

Bedroom One

A well-proportioned principal bedroom featuring a UPVC double-glazed window to the rear elevation, central heating radiator, and contemporary ceiling spotlights. An internal door leads through to:

En-suite

Stylishly appointed with a UPVC double-glazed frosted window to the rear elevation. The suite comprises a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a corner shower cubicle with waterfall showerhead. Finished with complementary wall tiling, a heated towel radiator, extractor fan, and ceiling spotlights.

Bedroom Two

A spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, and ceiling spotlights.

Bedroom Three

A well-sized bedroom featuring a UPVC double-glazed window to the front elevation, central heating radiator, and ceiling spotlights.

Bedroom Four

A comfortable bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and ceiling spotlights.

Bedroom Five

A versatile room with a UPVC double-glazed window to the front elevation, central heating radiator, and ceiling spotlights.

Family Bathroom

A modern family bathroom featuring a UPVC double-glazed frosted window to the rear elevation. The suite comprises a low-level WC, wash hand basin with mixer tap, and a P-shaped bath with glass screen and electric shower over. Complementary wall tiling, a chrome heated towel radiator, extractor fan, and ceiling spotlights complete the space.













Floor 0

Approximate total area^m

144.3 m²

1553 ft²

Reduced headroom

1.2 m²

13 ft²



Floor 1



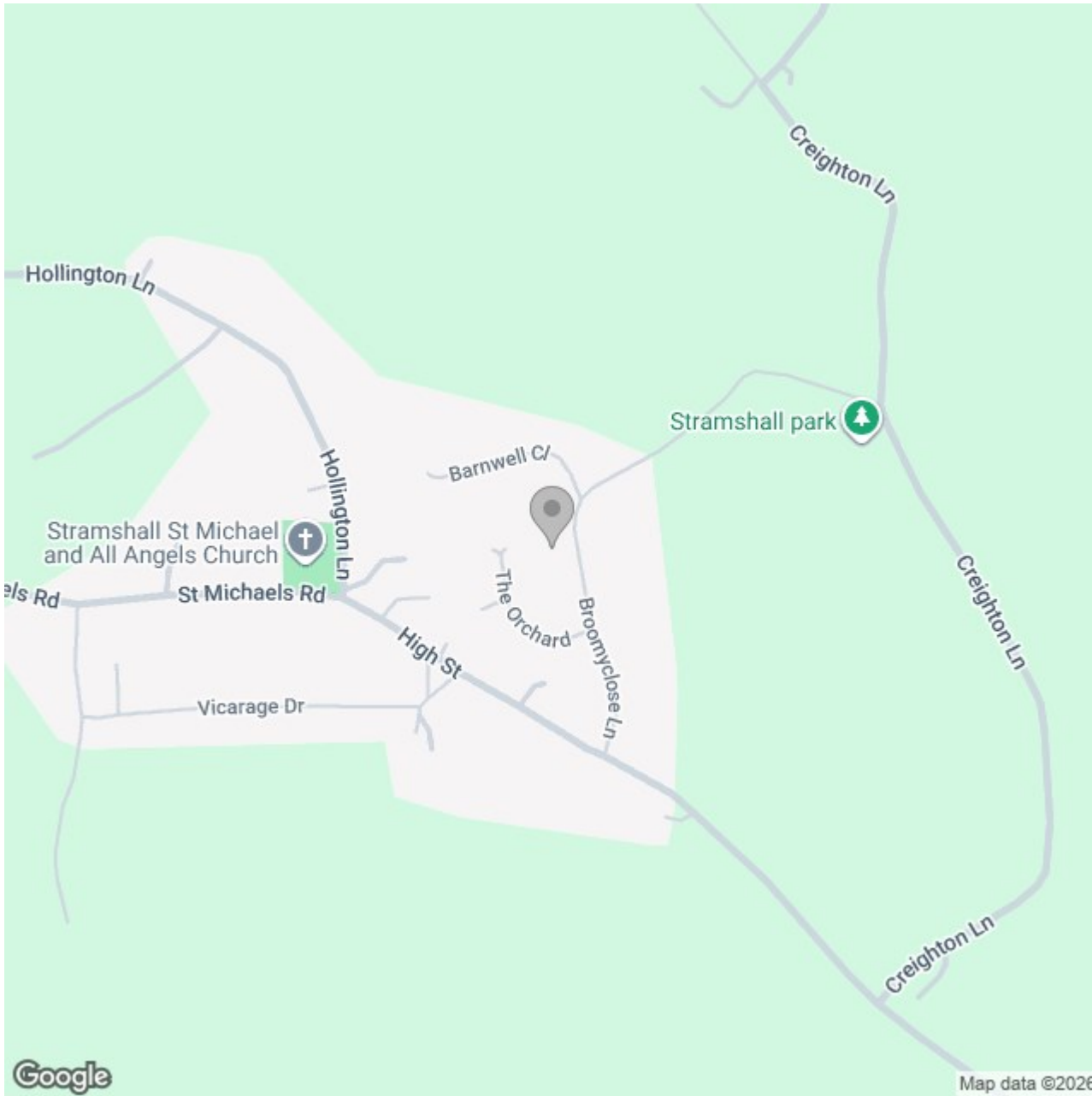
(1) Excluding balconies and terraces

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	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	