





Abode are delighted to present this well-presented three-bedroom home, benefiting from a generous, low-maintenance rear garden and off-road parking for two vehicles.

Ideally situated for easy access to Uttoxeter Town Centre, the property is conveniently located close to a range of shops, schools, and local amenities. Thoughtfully improved by the current owners, the home offers spacious and versatile living accommodation, along with well-proportioned bedrooms throughout.

The accommodation briefly comprises;- an entrance hallway, a comfortable living room, a spacious kitchen diner, and a conservatory providing a second reception room to the ground floor. To the first floor, there are two bedrooms and a modern family shower room, whilst the second floor hosts an additional bedroom.

Perfectly suited to first-time buyers, growing families, or those looking to downsize, this attractive home offers both comfort and practicality. Early viewing is highly recommended.



### Entrance Hallway

Composite door leading in from the front, central heating radiator, stairs leading to the first floor.

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, electric feature fireplace with mantle and hearth.

### Kitchen Diner

Base and eye level units with complimentary worktops, ceramic inset sink with draining board, integrated washing machine and fridge freezer. Space and plumbing for a cooker, tiled splash back, central heating radiator, under stairs storage cupboard, UPVC double glazed window to the rear elevation and sliding patio doors leading into the conservatory, and ample space for a dining table and chairs.

### Conservatory/ Additional Reception Room

UPVC double glazed windows to the rear elevation and patio doors leading out into the garden, central heating radiator.

### First Floor Landing

Stairs leading up from the ground floor, with additional staircase leading to the second floor.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



### Bathroom

Modern suite comprising;- WC, wash hand basin with storage cupboard below and corner shower cubicle. Towel radiator, storage cupboard and additional cupboard housing the boiler, tiled walls and UPVC double glazed window to the rear elevation.

### Second Floor Landing

Velux window to the rear elevation, space for hanging clothes.







### Bedroom

Velux windows to the front and rear elevations, central heating radiator.

### Outside

To the front the driveway provides off road parking for two vehicles.

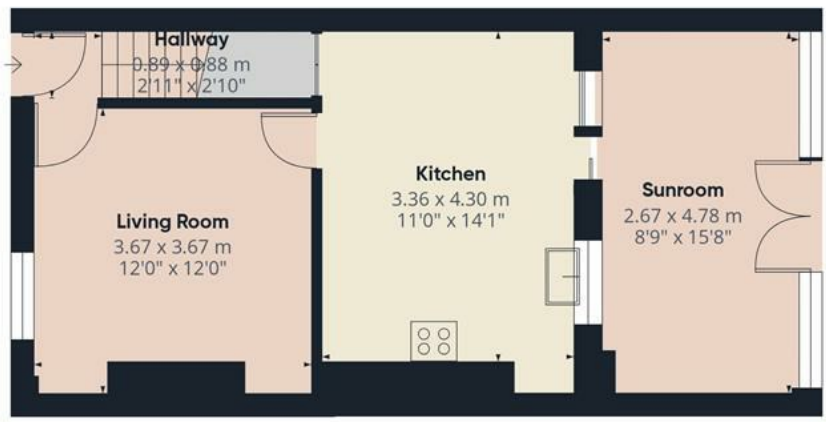
To the rear the large garden is enclosed and comprises of patio and lawned areas. Two garden sheds and borders.



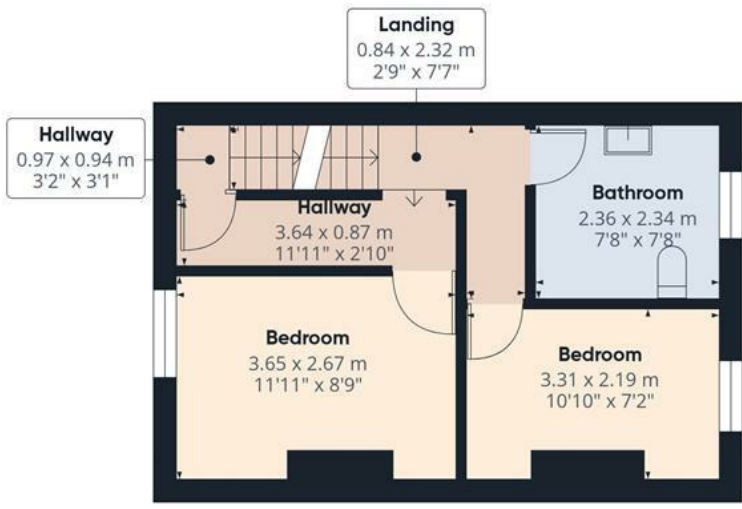




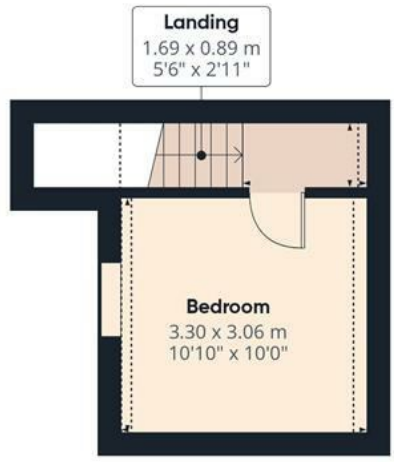




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
83.6 m<sup>2</sup>  
900 ft<sup>2</sup>

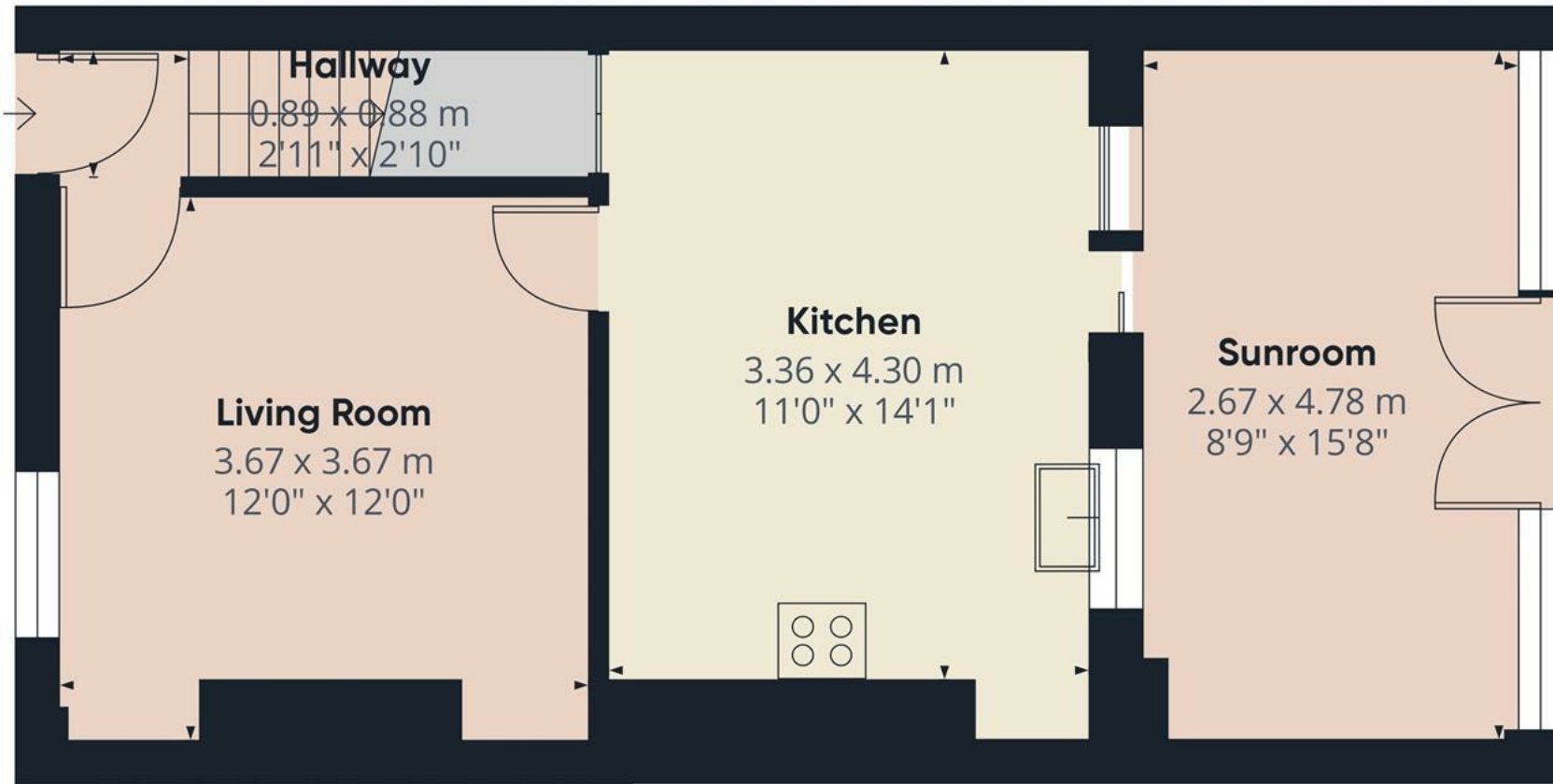
**Reduced headroom**  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

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

43.5 m<sup>2</sup>  
469 ft<sup>2</sup>

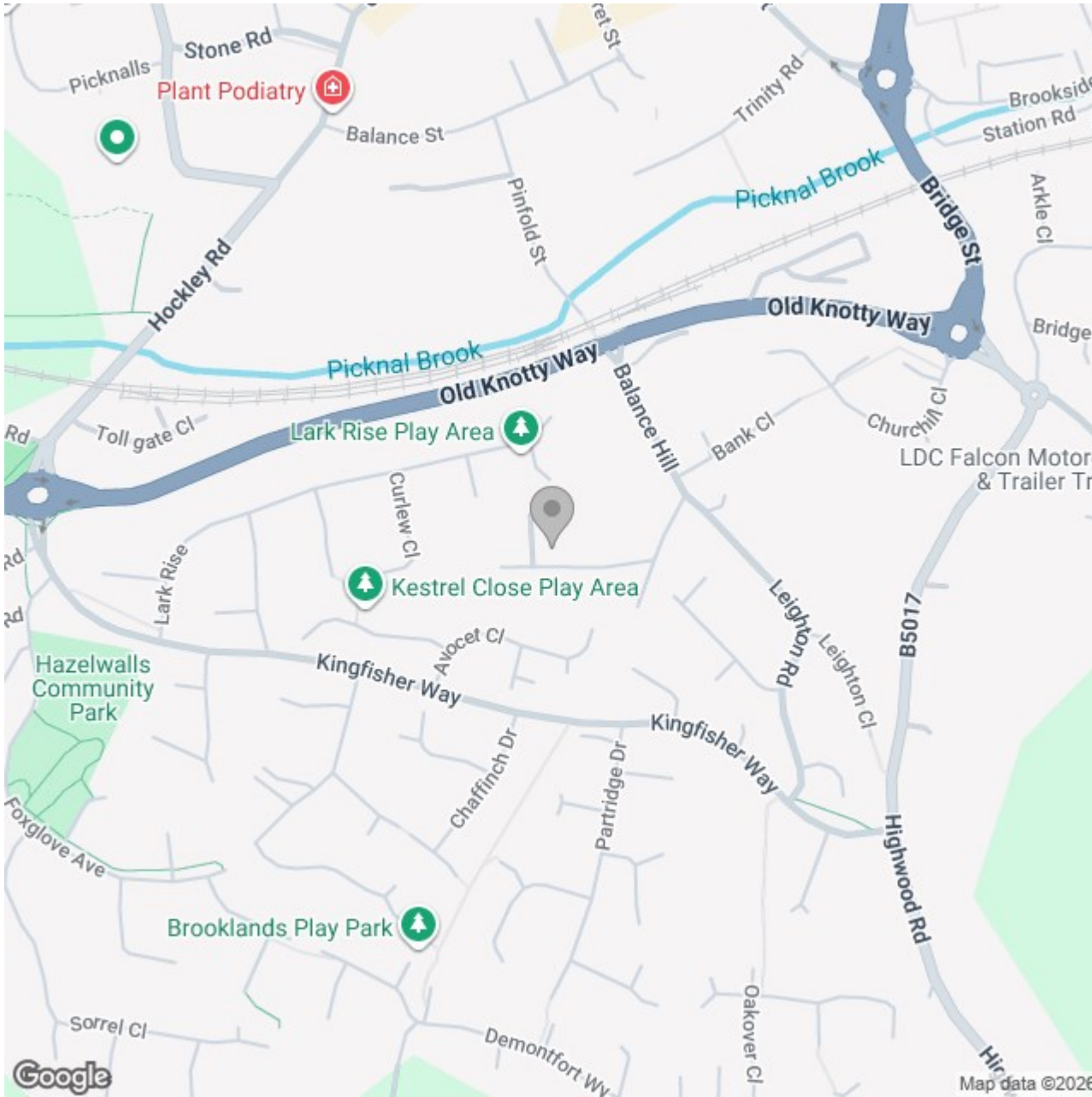
(1) Excluding balconies and terraces

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Floor 0



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	