ABODE
SALES & LETTINGS

Fradgley Grove, Uttoxeter, Staffordshire, STI4 5NT

**£365,000**

https://www.abodemidlands.co.uk

FOUR-BEDROOM DETACHED HOME | NO UPWARD CHAIN | SOUTH-FACING GARDEN |

Offered to the market with no upward chain, this beautifully presented four-bedroom detached home is situated on a highly sought-after development on the outskirts of Uttoxeter. Providing stylish and well-balanced accommodation throughout, the property has been thoughtfully maintained and enhanced to suit modern family living.

The home is entered via a welcoming hallway, leading to a selection of well-proportioned reception spaces including a bright dining room and a spacious lounge with French doors opening onto the rear garden. At the heart of the home is an upgraded kitchen-diner, fitted with a comprehensive range of units and integrated appliances, offering both practicality and contemporary appeal.

Upstairs, the property boasts four generously sized bedrooms, including a superb principal suite with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a stylishly refitted family bathroom, finished to a high standard.

Externally, the property continues to impress with a double-width driveway providing ample off-road parking, along with a partially converted garage offering versatile storage or utility space. To the rear, a private south-facing garden provides the perfect setting for outdoor entertaining and relaxation.

Combining a desirable location with well-appointed living space and modern upgrades throughout, this superb home represents an excellent opportunity for families and buyers alike.

Conveniently located with easy access to the A50, linking the MI and M6 for easy commuting. Viewings are by appointment only.

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## Hallway

Entered via a hardwood double-glazed front door, the welcoming hallway features a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, thermostat, smoke alarm, and spot lighting to the ceiling. Internal doors lead to the principal ground floor accommodation.

## Dining Room

A bright and inviting space with a UPVC double-glazed box bay window to the front elevation, complemented by a central heating radiator and telephone point.

## Cloakroom/W.C.

Fitted with a UPVC double-glazed frosted window to the front elevation, this stylish cloakroom comprises a low-level WC with continental flush, wash hand basin with mixer tap, complementary wall and floor tiling, ceiling spotlights, and a central heating radiator.

## Lounge

A spacious and well-presented living area featuring a UPVC double-glazed box bay window to the rear elevation and French doors opening onto the rear garden. The room is centred around a contemporary wall-mounted electric fireplace and benefits from three central heating radiators, ceiling spotlights, and a TV aerial point.

## Kitchen

Fitted with a range of matching base and eye-level units with work surfaces over, the kitchen includes a UPVC double-glazed window overlooking the rear garden and a hardwood frosted glazed side access door. Integrated appliances include a five-ring range-style cooker with oven and grill, extractor hood, fridge, freezer, and dishwasher. There is also a one-and-a-half bowl stainless steel sink with mixer tap, ceiling spotlights, and space and plumbing for additional undercounter appliances.

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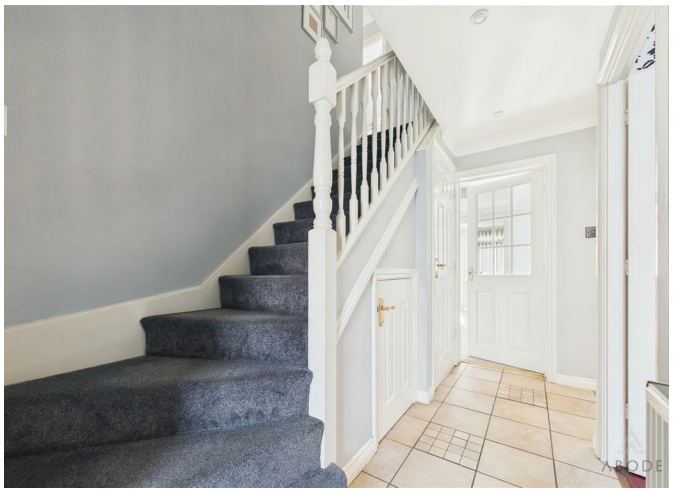

## Garage/Utility
The garage has been partially converted with internal boarding, creating a versatile storage or utility area. It houses the gas central heating boiler, electrical consumer unit, and benefits from fitted shelving and cupboards.

## Landing
With access to the loft via a hatch with pull-down ladder, housing the hot water tank. The landing also features a smoke alarm and doors leading to all bedrooms and the family bathroom.

## Bedroom One
A generously sized principal bedroom with three UPVC double-glazed windows to the front elevation, central heating radiator, and a range of fitted wardrobes with hanging rails and shelving. Access leads to:

## En-suite
A modern three-piece suite comprising a low-level WC, floating wash basin with mixer tap, and a double shower cubicle with waterfall showerhead and sliding glass screen. Additional features include a UPVC double-glazed frosted window, heated radiator, extractor fan, shaving point, and ceiling spotlights.

## Bedroom Two
With a UPVC double-glazed window to the rear elevation, central heating radiator, and a built-in double wardrobe.

## Bedroom Three
Featuring a UPVC double-glazed rear window, central heating radiator, and a built-in storage cupboard/wardrobe.

## Bedroom Four
With a UPVC double-glazed window to the rear elevation, central heating radiator, and a built-in single wardrobe/storage cupboard.

## Family Bathroom
A refitted and well-appointed bathroom comprising a low-level WC with continental flush, floating wash basin with mixer tap, and a P-shaped bath with waterfall shower and glass screen. Finished with complementary wall and floor tiling, a heated towel radiator, extractor fan, and ceiling spotlights, alongside a UPVC double-glazed frosted window to the side elevation.

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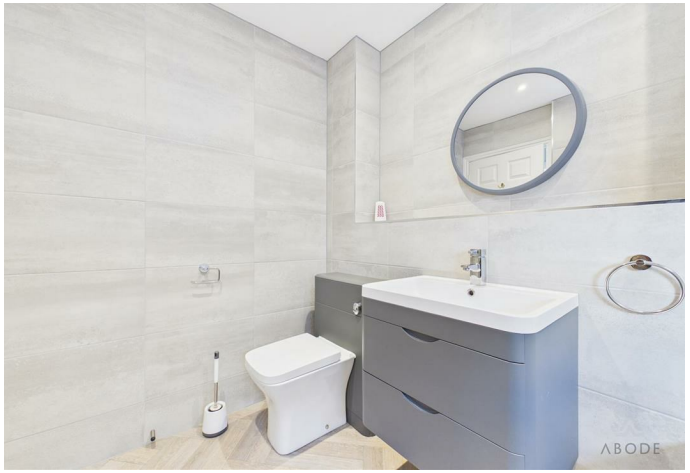
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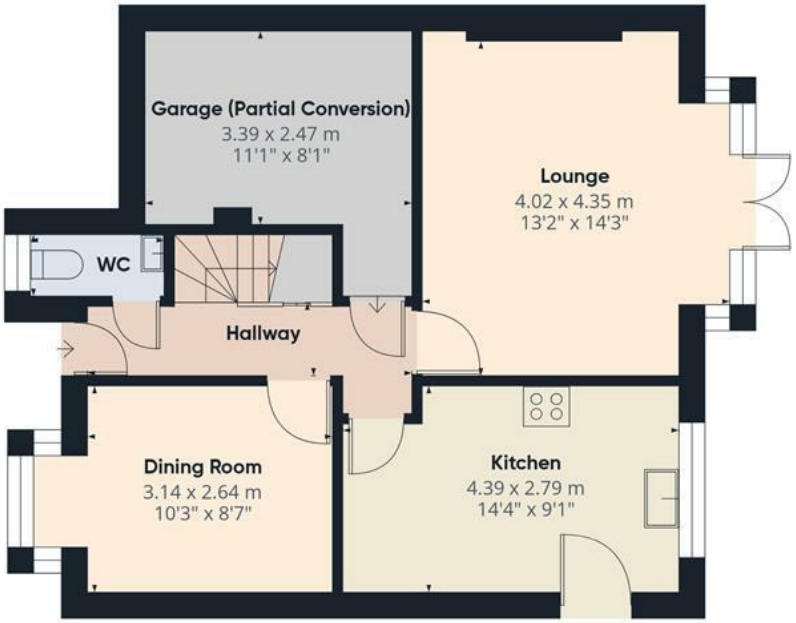
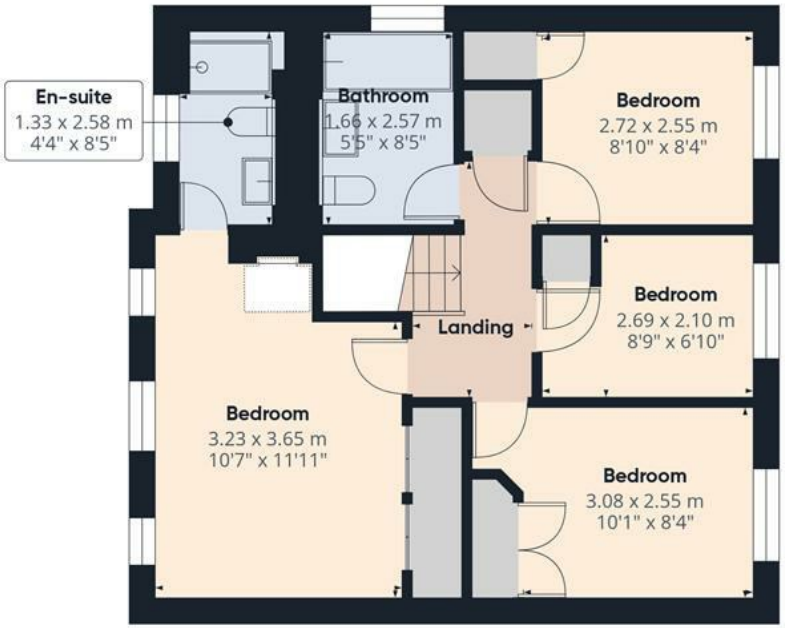



Floor 0




Floor 1

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**Approximate total area**(1)

105.2 m²

1130 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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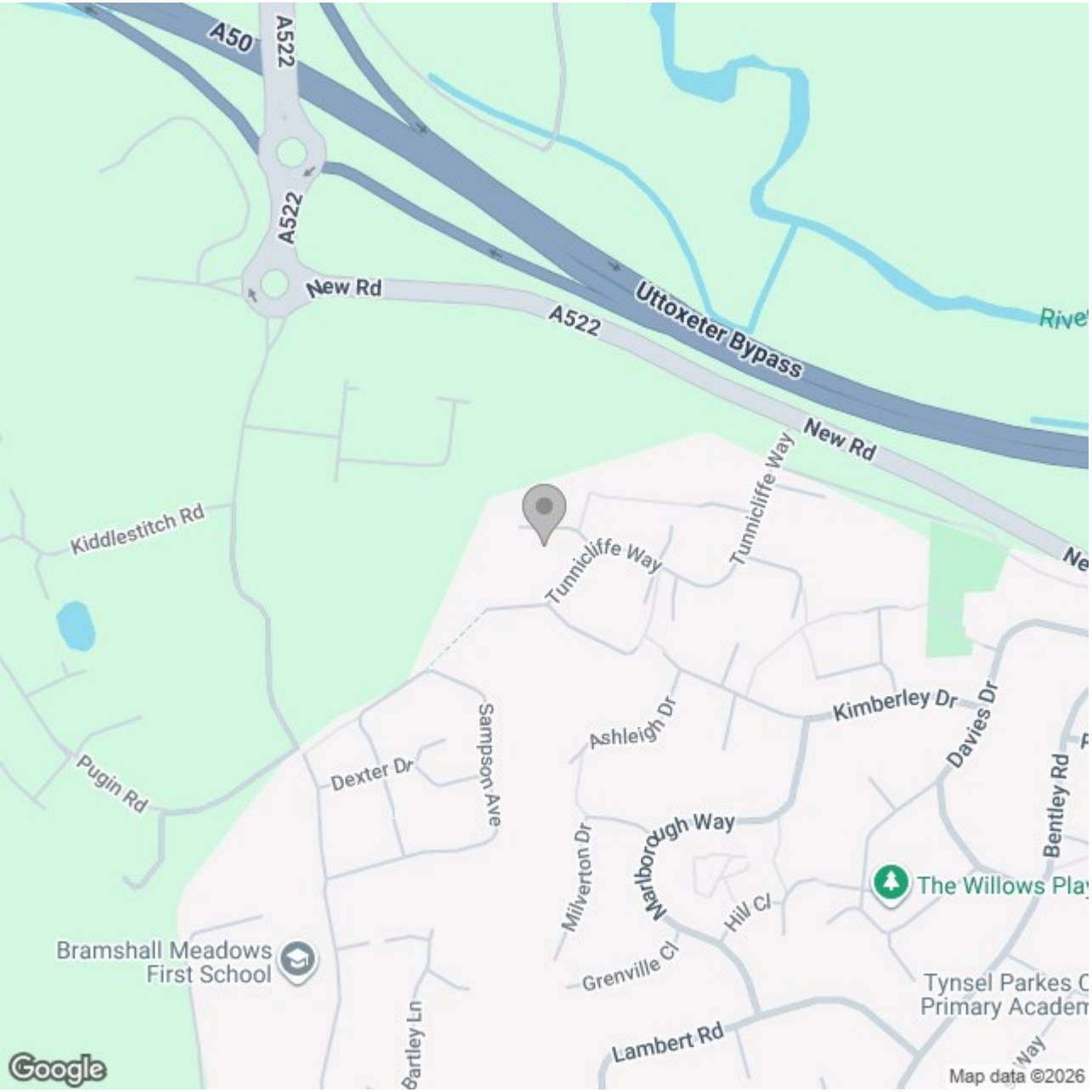


## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 69 | |
| (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



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