







The property briefly comprises a welcoming entrance hallway, guest cloakroom, a versatile family room, and an impressive, extended open-plan kitchen/dining/living area forming the heart of the home—perfect for both everyday living and entertaining. The contemporary kitchen features high-gloss units and integrated appliances, with the living and dining areas enhanced by bi-fold doors opening onto the low maintenance garden.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en suite, alongside a modern family bathroom.

Externally, the property benefits from an integral garage and a driveway providing off-road parking. The rear garden is low maintenance and enjoys a high degree of privacy, backing onto tree-lined land, creating a peaceful and secluded setting.

Conveniently situated within this popular market town, offering excellent access to the A50 with links to the M1 and M6, as well as the nearby centres of Stoke, Stafford and Derby, this extended detached family home provides spacious and versatile accommodation ideal for modern living. Uttoxeter also benefits from well-regarded local schools, a range of shopping facilities, sports and leisure amenities, and a railway station.





## Hallway

A welcoming entrance accessed via a double-glazed front door, leading into a spacious hallway with staircase rising to the first-floor landing. Features include a central heating radiator, a useful under-stairs storage cupboard, integral access to the garage, and doors leading to:

## Cloaks/W.C.

Fitted with a low-level WC and a floating wash hand basin with tiled splashback. A UPVC double-glazed frosted window to the front elevation provides natural light, complemented by a central heating radiator.

## Family Room

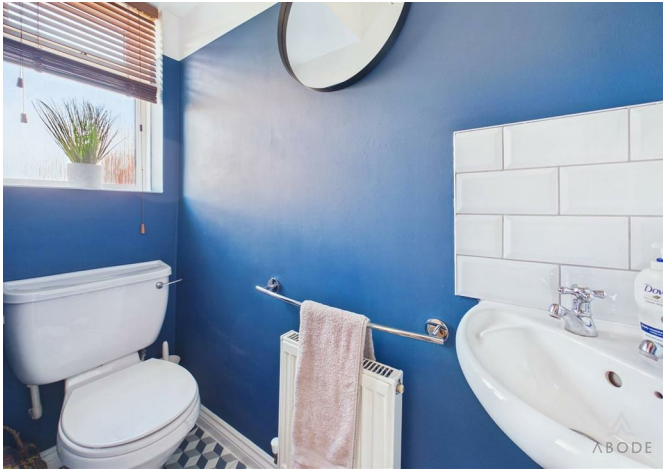
A versatile reception room currently used as an additional lounge, but equally suited as a home office, playroom, or snug. Boasting a UPVC double-glazed box bay window to the front elevation, TV point, and central heating radiator.











### Extended Living/Dining Kitchen

Undoubtedly the heart of the home, this impressive extended open-plan space is ideal for modern family living and entertaining.

The kitchen is fitted with a stylish range of high-gloss matching wall and base units with complementary work surfaces. Integrated appliances include a fridge freezer, washing machine, double oven, and induction hob with stainless steel extractor hood. A 1½ bowl composite sink with mixer tap sits beneath a UPVC double-glazed window. Additional features include a breakfast bar, LED downlighting, and a vertically mounted radiator.



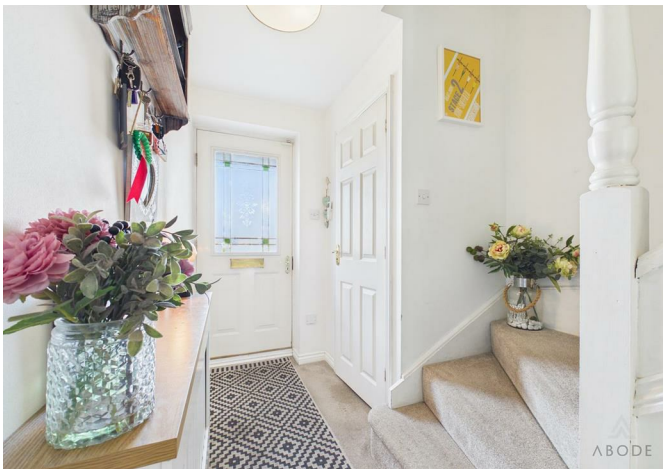
The adjoining living and dining areas benefit from tiled flooring throughout. The lounge area features a gas fire, central heating radiator, and space for a wall-mounted TV. The dining area enjoys a vaulted ceiling, a UPVC double-glazed window to the rear, and bi-folding doors with built-in shutter blinds opening onto the patio—perfect for indoor-outdoor living.

### Landing

Providing access to the loft via hatch, airing cupboard, central heating radiator, and doors leading to:

### Bedroom One

A spacious principal bedroom featuring three UPVC double-glazed windows to the front elevation, including an attractive arched window. Includes a range of fitted wardrobes with hanging rails and shelving, central heating radiator, and access to:



### En-suite Shower Room

Comprising a low-level WC, pedestal wash hand basin, and a double walk-in shower cubicle with glass screen and shower over. Finished with complementary tiling, shaving point, central heating radiator, and a UPVC double-glazed frosted window to the front.

### Bedroom Two

A well-proportioned double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and fitted wardrobes with hanging space and shelving.

### Bedroom Three

Another good-sized bedroom with a UPVC double-glazed rear window, central heating radiator, and built-in wardrobe.

### Bedroom Four

Featuring a UPVC double-glazed window to the rear elevation, central heating radiator, and a built-in storage cupboard with shelving and hanging rail.

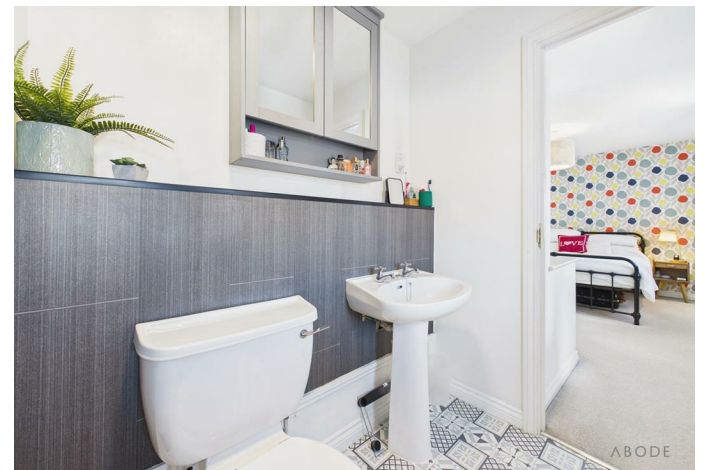
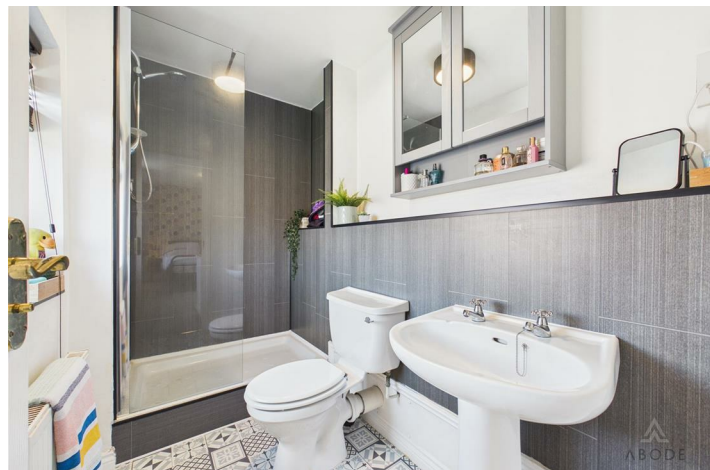
### Family Bathroom

Fitted with a modern three-piece suite including a low-level WC, wash hand basin with mixer tap, and a panelled bath with glass screen and waterfall shower over. Additional features include an anthracite heated towel rail, ceiling spotlights, extractor fan, and a UPVC double-glazed frosted window to the side elevation.

### Garage

Accessible via an electric roller door to the front, providing convenient parking or storage space. The garage also houses the electrical consumer unit and combination gas boiler.

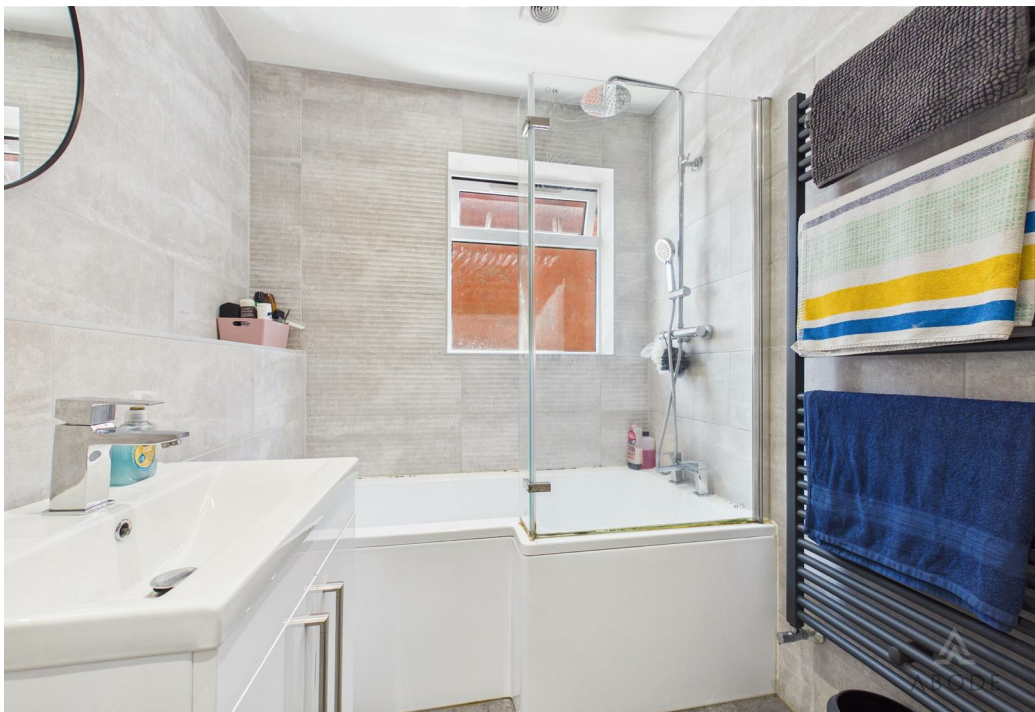




















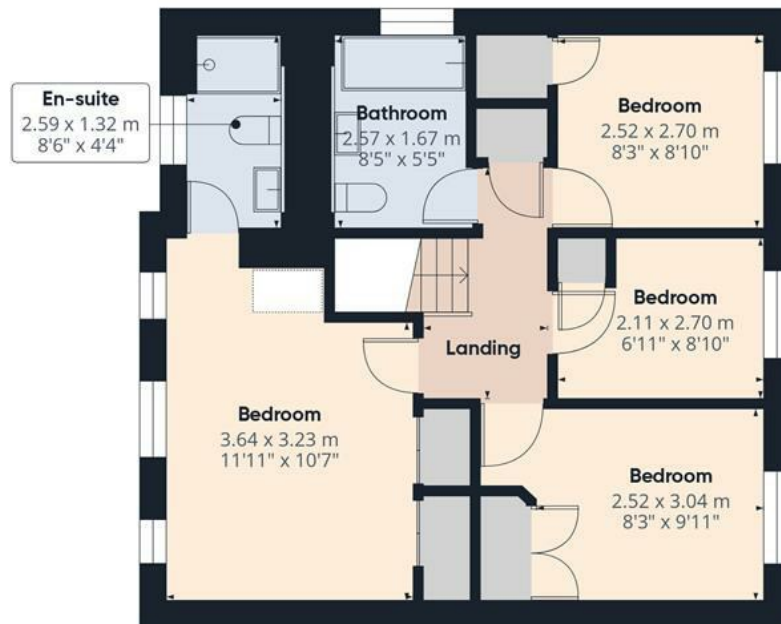




Floor 0

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

118.9 m<sup>2</sup>  
1280 ft<sup>2</sup>



Floor 1

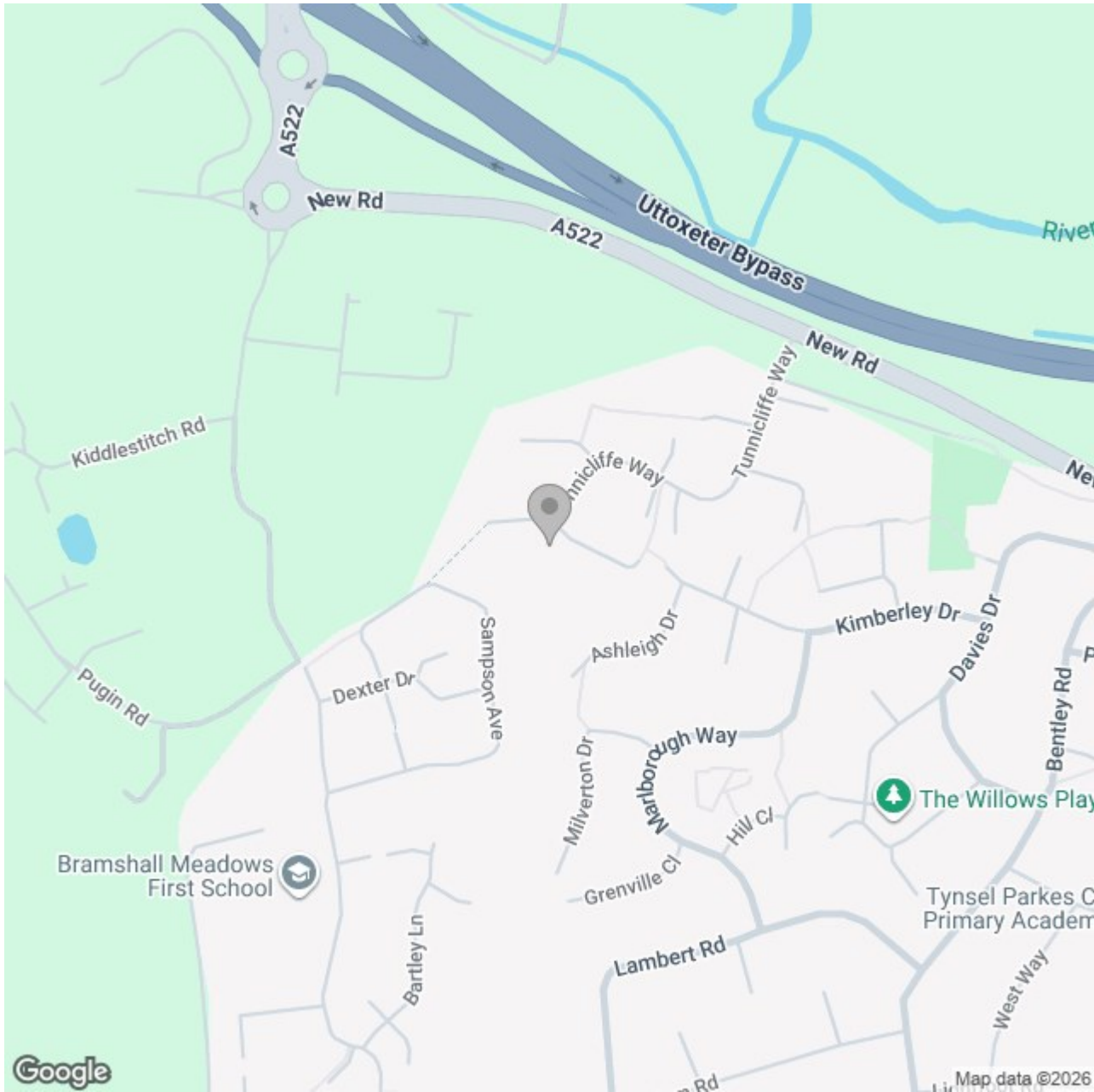


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	