





Situated on the popular Ashbrook Close, this modern and well-presented end of terrace property is ideally suited to first-time buyers or investors. Conveniently located close to local amenities and offering easy access to the market town of Uttoxeter, the property benefits from excellent transport links including a railway station, as well as a range of schools, leisure facilities, shops, pubs, and restaurants.

The accommodation is well laid out and briefly comprises an entrance hallway leading into a comfortable lounge and a fitted kitchen, complete with a range of base and eye-level units, work surfaces, integrated cooking appliances, and space for additional white goods. To the first floor, the landing provides access to two well-proportioned bedrooms and a modern shower room fitted with a contemporary three-piece suite.

The property benefits from gas central heating, uPVC double glazing throughout, and a combination gas boiler (serviced at the end of 2025). Mains services include gas, electricity, and water, with suppliers including Octopus Energy and South Staffs Water. The property falls within Council Tax Band B.

Externally, the home enjoys gardens to both the front and rear, with fenced boundaries providing privacy, along with a driveway offering off-road parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



## Hallway

Entered via a composite front door, the hallway provides access to the electrical consumer unit and features a central heating radiator. Doors lead through to the main living areas.

## Kitchen

Fitted with a UPVC double glazed window to the front elevation, the kitchen offers a range of matching base and eye-level units with drawers, complemented by work surfaces and tiled splashbacks. Appliances include a freestanding four-ring gas hob with oven and grill, extractor hood, and a stainless steel sink with mixer tap. There is space and plumbing for additional freestanding and under-counter appliances. The central heating combination gas boiler is also housed here.

## Lounge

Having a set of UPVC double glazed sliding patio doors leading to the rear elevation, a central heating radiator, staircase rising to the first floor landing and a TV aerial point.

## Landing

Providing access to all first-floor rooms.

## Bedroom One

Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and TV point.

## Bedroom Two

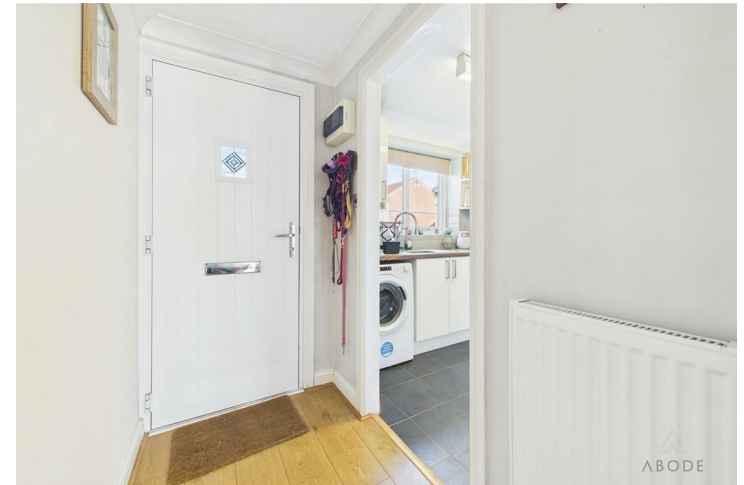
With a UPVC double glazed window to the front elevation, central heating radiator, TV point, and access to the loft via hatch.

## Shower Room

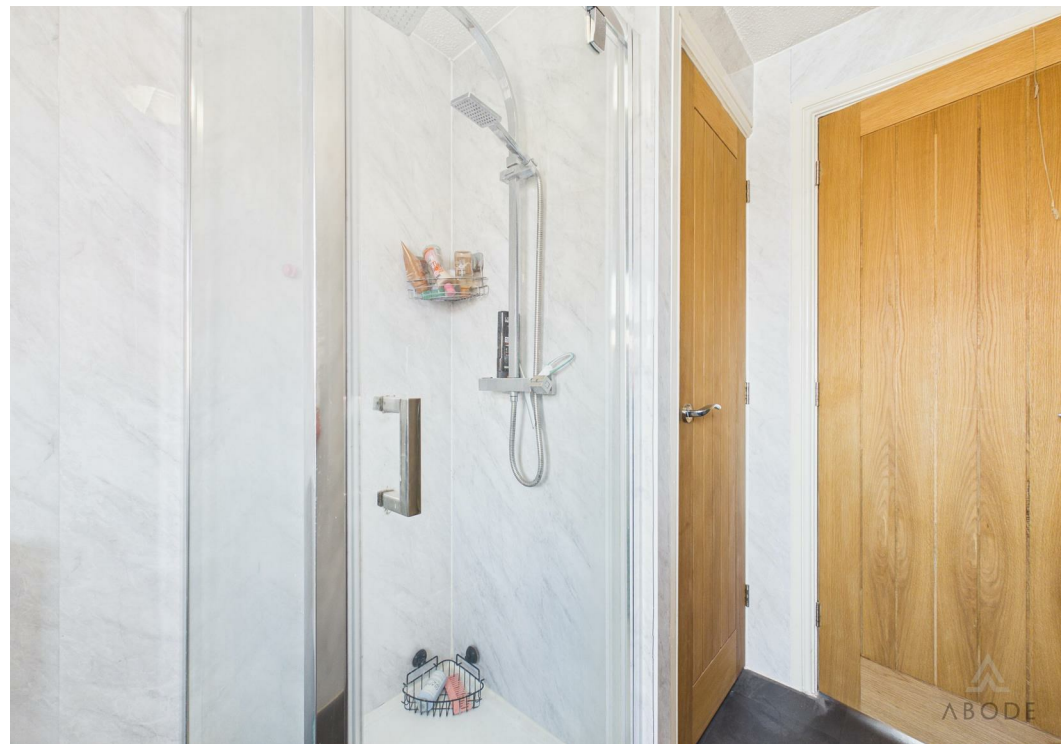
Fitted with a UPVC double glazed frosted window to



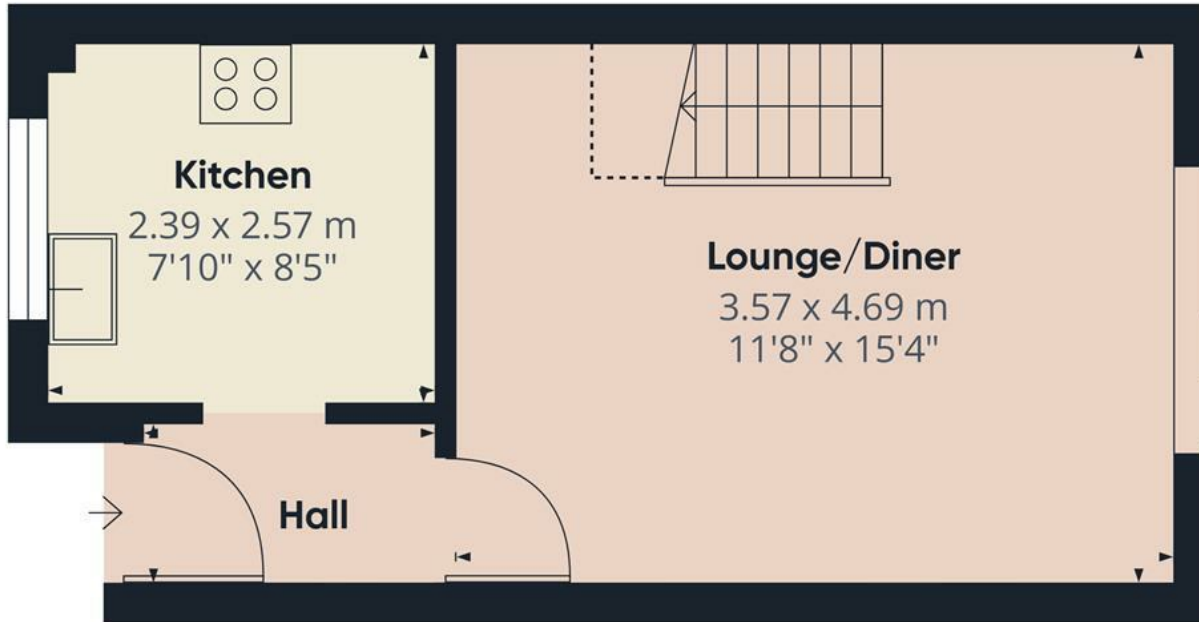
the front elevation and a modern three-piece suite comprising a low-level WC, wash hand basin with waterfall mixer tap and storage below, and a shower cubicle with waterfall showerhead. Finished with wall boarding, a chrome heated towel rail, shaving point, extractor fan, and an airing cupboard with shelving.











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

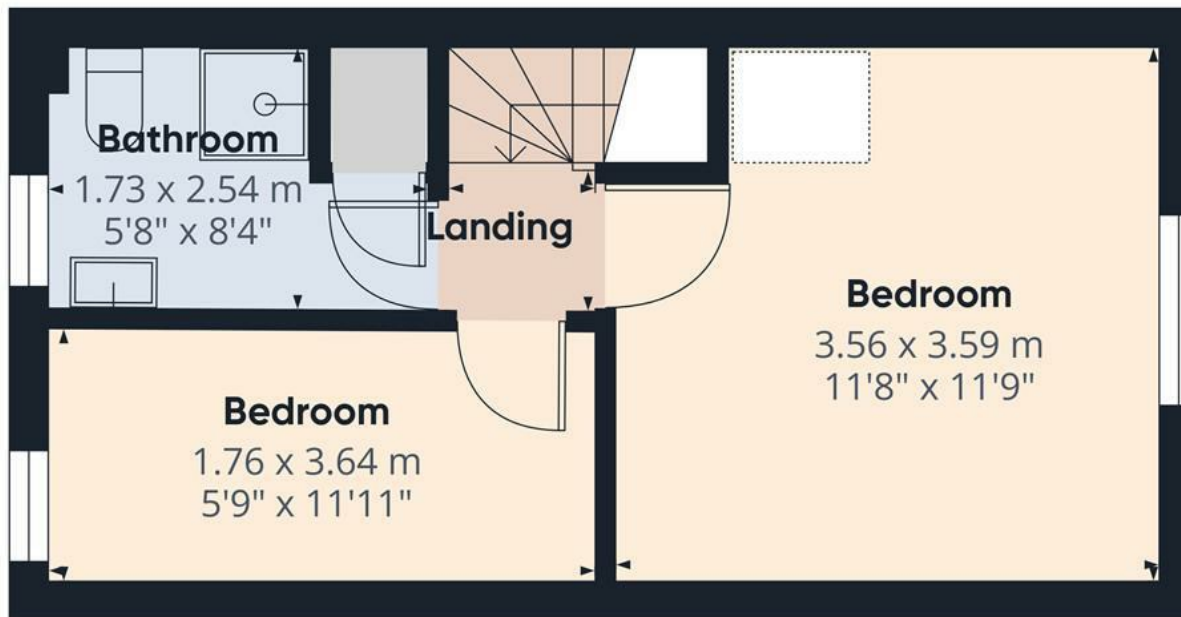
48.7 m<sup>2</sup>

525 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>



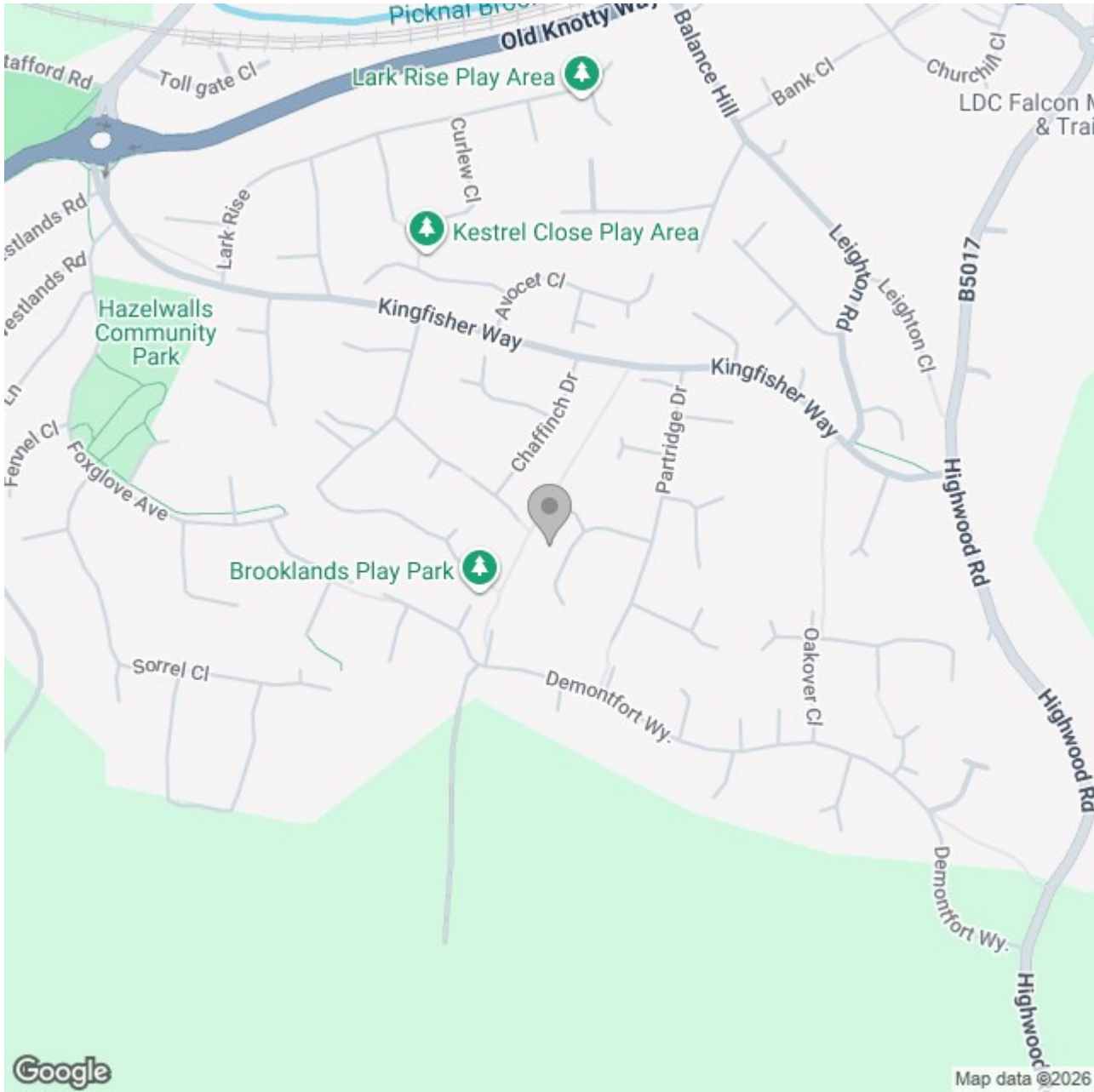
(1) Excluding balconies and terraces

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.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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	