





**** FOUR BEDROOM DETACHED HOUSE ** CORNER PLOT **
SUBSTANTIALLY IMPROVED ****

Occupying a desirable corner plot, the property benefits from a generous frontage with a block paved driveway providing ample off-road parking, alongside a partially converted garage offering versatile additional space.

The property has been thoughtfully transformed by way of a substantial rear extension, creating an impressive and highly versatile living environment. This has been complemented by a comprehensive programme of upgrades throughout, resulting in a beautifully presented home finished to an exceptional standard, with quality fixtures and a refined, contemporary aesthetic evident in every detail.

To the rear, the enclosed garden has been thoughtfully designed with low maintenance in mind, featuring contemporary porcelain tiling complemented by decorative stone areas. This stylish outdoor space provides an ideal setting for relaxing or entertaining, while also enjoying a good degree of privacy as it is not directly overlooked.

Offered to the market with no onward chain, this beautifully presented modern townhouse is located within the sought-after Bird Land development. Ideally positioned for family living, the property enjoys close proximity to the vibrant market town of Uttoxeter, which offers a wide range of well-regarded schools, leisure and sporting facilities, and an excellent selection of shops, bars and restaurants.

The location is particularly well suited to commuters, providing convenient access to the A50 with onward connections to the M1 and M6. Uttoxeter also benefits from its own railway station, further enhancing connectivity.

Viewing by appointment only.



Hallway

A welcoming entrance hallway accessed via a composite front door, featuring complementary tiled flooring throughout, a central heating radiator, and a staircase rising to the first-floor landing. Additional benefits include a smoke alarm, useful under-stairs storage, and stylish internal oak panel doors leading to:

Cloakroom/W.C.

Fitted with a low-level WC with concealed cistern and a pedestal wash hand basin with waterfall mixer tap. Finished with complementary tiling, a heated towel radiator, and a UPVC double glazed frosted window to the front elevation.

Lounge

A comfortable and well-presented living space with a UPVC double glazed window to the front elevation, central heating radiator, telephone point, and continued tiled flooring.

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, this beautifully designed space truly forms the hub of the home. The bespoke fitted kitchen features a range of matching high-gloss base and wall units, complemented by drop-edge work surfaces and ample storage with cupboards and drawers.

A range of integrated appliances includes a one-and-a-half bowl stainless steel sink with drainer and mixer tap, double oven and grill, fridge freezer, dishwasher, wine cooler, and an induction hob with a bespoke stainless steel extractor hood.

The room is finished with complementary tiled flooring, ceiling spotlights, two central heating radiators, and TV points, creating a stylish yet highly functional living and entertaining space. An opening leads seamlessly through to the extended living area.







Extended Living Area

Leading from the kitchen is a beautifully designed single-storey rear extension, featuring aluminium double glazed bi-folding doors opening onto the patio. This impressive space benefits from tiled flooring, ceiling spotlights, and provides an excellent area for entertaining and everyday living.

Utility Room

Accessed via a side door, the utility room offers tiled flooring, a range of matching base and wall units with work surfaces, and a stainless steel sink with drainer. There is space and plumbing for under-counter appliances, a central heating combi boiler, radiator, and ceiling spotlights.

Garage

With an electric roller door to the front elevation and electric consumer unit

Landing

With access to the loft via a hatch, a storage cupboard with shelving, smoke alarm, and a UPVC double glazed frosted window to the side elevation. Doors lead to:

Bedroom One

A well-proportioned double bedroom with a UPVC double glazed window to the front elevation and central heating radiator. Access to:

En-suite

Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin with waterfall mixer tap, and shower cubicle with waterfall shower head. Complementary tiling, heated towel radiator, shaving point, extractor fan, and a UPVC double glazed frosted window to the side elevation complete the space.

Bedroom Two

A double bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

A well-sized bedroom with a UPVC double glazed window to the front elevation and central heating radiator.

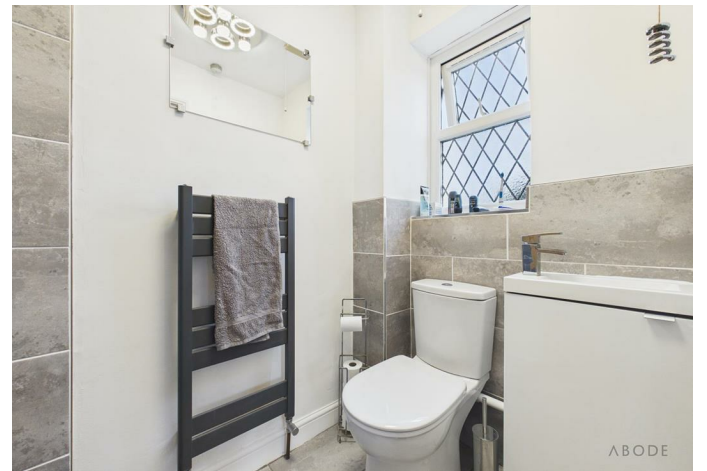
Bedroom Four

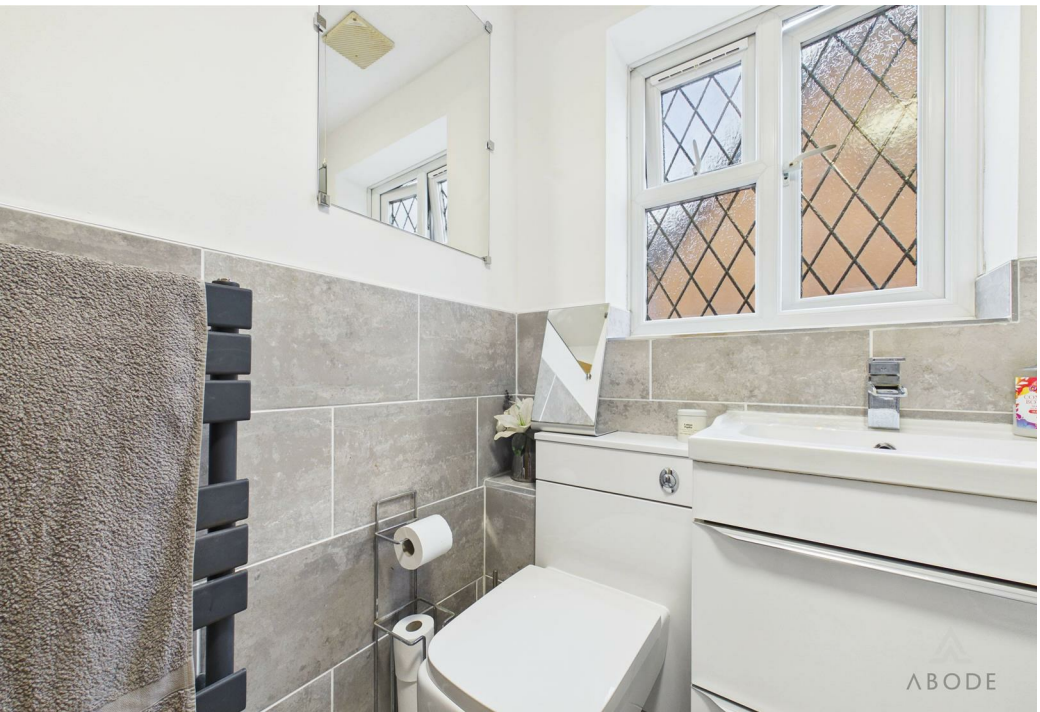
A further bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.

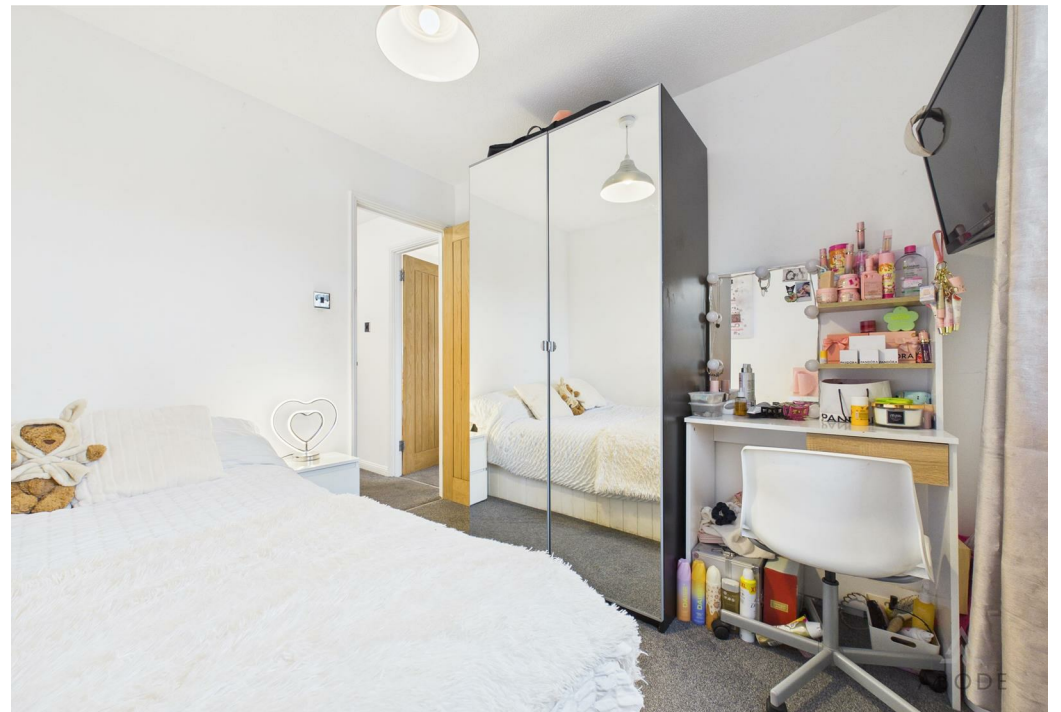
Family Bathroom

A stylish three-piece suite comprising a low-level WC with concealed cistern, vanity wash hand basin with waterfall mixer tap, and a bath with glass screen and waterfall shower. Finished with complementary tiling to walls and floor, an anthracite heated towel radiator, extractor fan, and a UPVC double glazed frosted window to the side elevation.





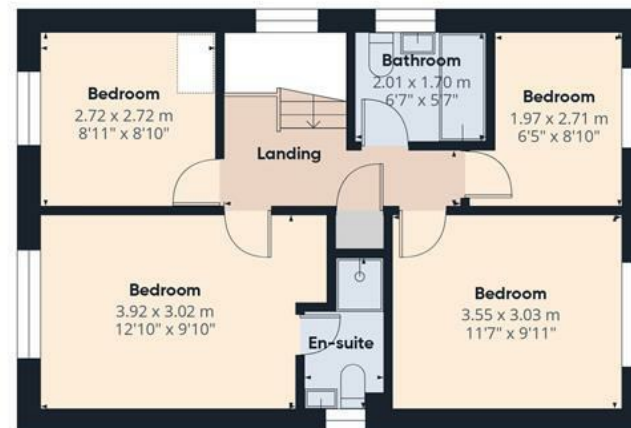








Floor 0



Floor 1



Approximate total area⁽¹⁾

137.4 m²

1481 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

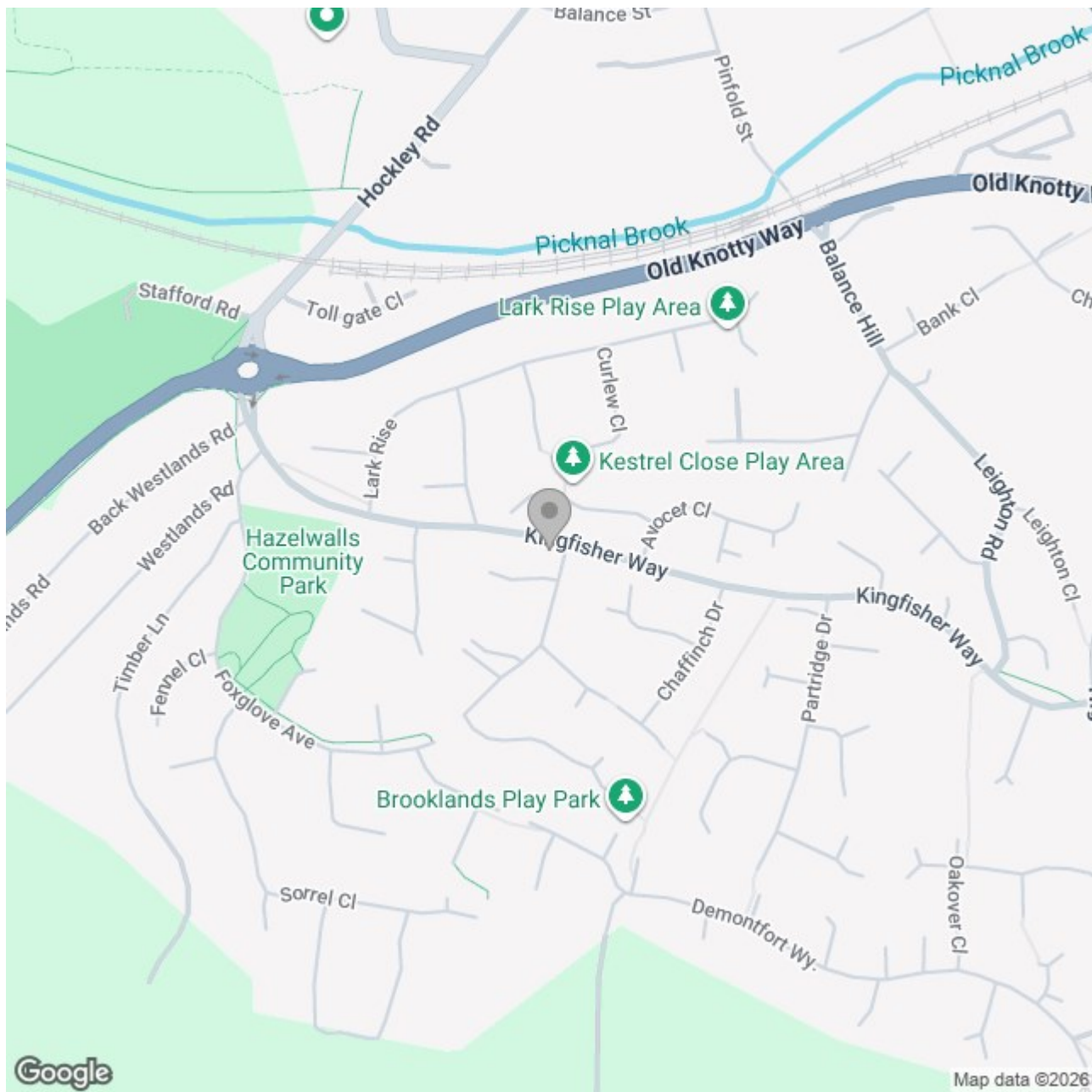
Reduced headroom

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		85
(69-80) C	74	
(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 	