





This beautifully maintained three-bedroom detached residence offers a rare opportunity for first-time buyers and those moving up or down the property ladder. Situated in a quiet, sought-after area of Uttoxeter, with excellent links to the A50, Derby, and Stoke-on-Trent.

This lovingly maintained and meticulously upgraded home is offered for sale with no upward chain, making it a wonderfully stress-free purchase. Nestled on a quiet, friendly development, it enjoys a lovely, tucked-away feel whilst being well-placed for everything you need nearby. The newly installed combination boiler, fitted just six months ago, means you can move straight in with complete peace of mind. There's also exciting potential to extend the property further (subject to necessary planning consents); a fantastic opportunity to truly make it your own.

The interior is designed for both comfort and practicality, featuring a bright lounge that flows into a dedicated dining room with French doors opening to the rear. A modern kitchen with an induction hob is supported by a separate utility room, a ground floor WC, and an integral garage. Upstairs, you will find two generous double bedrooms with built-in wardrobes, a well-proportioned third bedroom, and a three-piece family bathroom.

The standout feature of this property is its incredibly well-manicured gardens. The rear outdoor space serves as a private oasis, boasting a large patio perfect for entertaining and a stunning variety of mature shrubs and plants that create a picturesque vista. Located within easy reach of St. Mary's First School, local supermarkets, and the town centre, this home perfectly balances peaceful residential living with everyday convenience.



Porch

A welcoming entrance porch with UPVC double glazed windows to the front and side elevations, and a double glazed front entrance door opening into an internal glazed door leading to the main hallway.

Hallway

Spacious and inviting hallway with staircase rising to the first-floor landing, useful understairs storage cupboard with coat hooks, modern vertical radiator, smoke alarm, thermostat, doorbell chime, and doors providing access to the principal ground floor rooms.

Lounge

A bright and comfortable reception room featuring a UPVC double glazed window to the front elevation, central heating radiator, TV point, telephone point, and internal door leading through to:

Dining Room

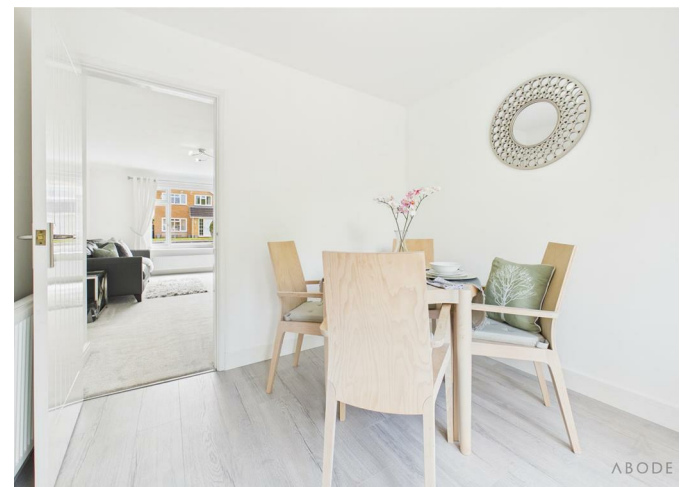
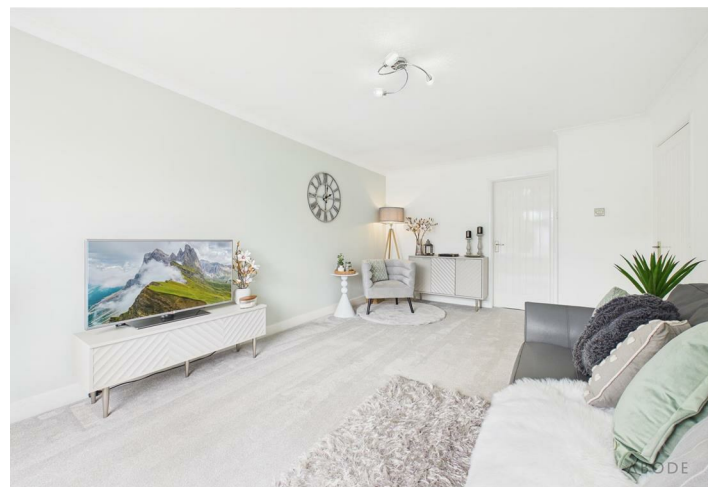
Well-proportioned dining space with a set of UPVC double glazed French doors and adjoining side windows opening onto the rear patio, creating an excellent space for entertaining. Central heating radiator.



Kitchen

Fitted with a range of base and wall-mounted storage cupboards and drawers, complemented by granite-effect roll-edge work surfaces. Incorporating a one-and-a-half bowl composite sink with drainer and mixer tap, four-ring induction hob with stainless steel extractor hood over, integrated oven and grill, plinth heater, inset ceiling spotlights, and plumbing/space for freestanding and under-counter white goods. UPVC double glazed window overlooking the rear garden.







Utility Room

Practical utility space with UPVC double glazed frosted side access door, plumbing and space for additional white goods, central heating radiator, useful storage cupboard housing the gas combination boiler (installed 6 months ago with a 10 year warranty), and doors leading to the garage and ground floor WC.

W.C.

Fitted with a low-level WC with continental flush, wall-mounted corner wash hand basin, tiled wall coverings, heated towel rail, and UPVC double glazed frosted window to the rear elevation.

Garage

Integral garage with up-and-over door to the front elevation, power and lighting, consumer unit, gas and electric meters, smoke alarm, and additional storage cupboards.

Landing

With UPVC double glazed frosted side window, loft access, built-in airing cupboard with shelving, and doors leading to all first-floor accommodation.

Bedroom One

Generous double bedroom with UPVC double glazed window to the rear elevation, central heating radiator, and built-in double wardrobe with hanging rail and shelving.

Bedroom Two

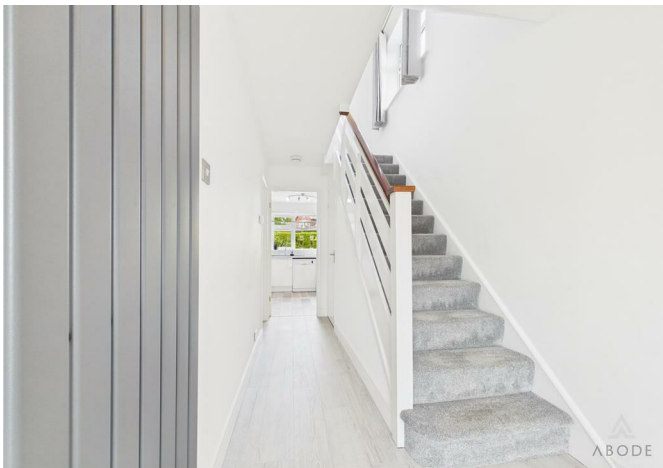
Double bedroom with UPVC double glazed window to the front elevation, central heating radiator, and built-in double wardrobe with hanging rail and shelving.

Bedroom Three

Well-proportioned third bedroom with UPVC double glazed window to the front elevation, central heating radiator, and useful over-stairs storage cupboard.

Bathroom

Appointed with a three-piece suite comprising low-level WC, pedestal wash hand basin, and panelled bath with an electric shower over. Complemented by two UPVC double glazed frosted windows to the rear elevation, central heating radiator, extractor fan, and built-in airing cupboard with high-level shelving.





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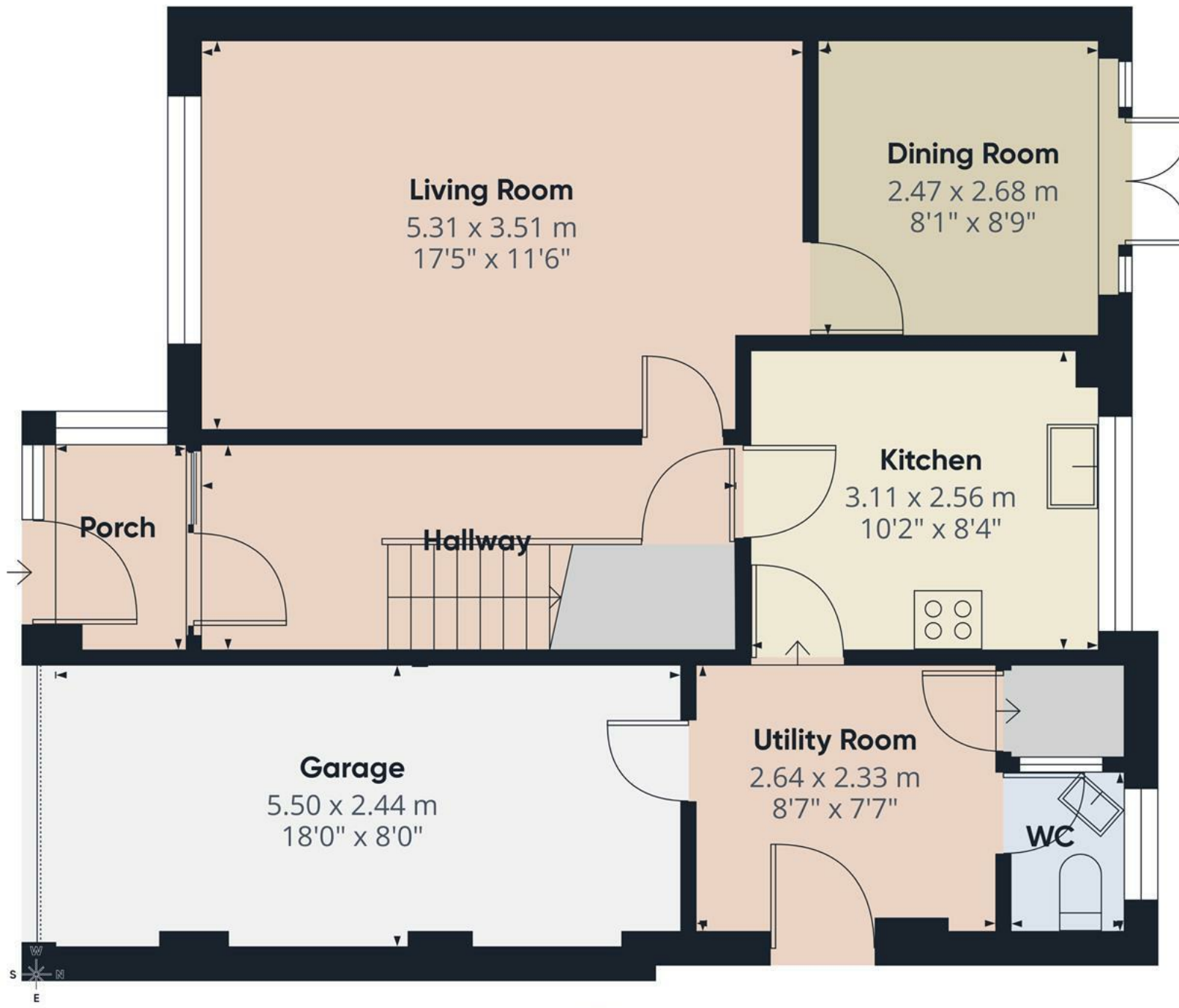


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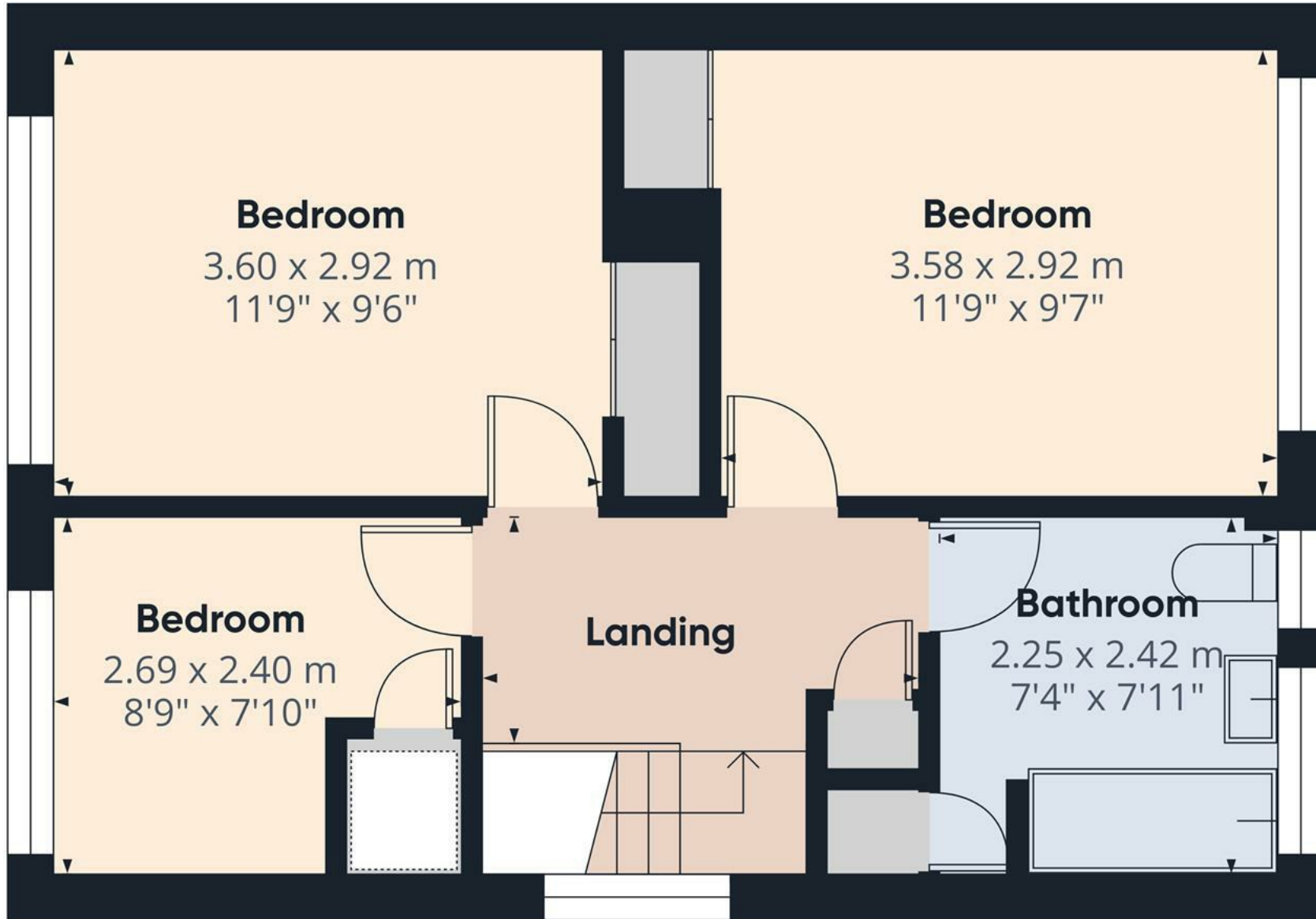


Floor 0

Approximate total area⁽¹⁾
65.8 m²
708 ft²

(1) Excluding balconies and terraces

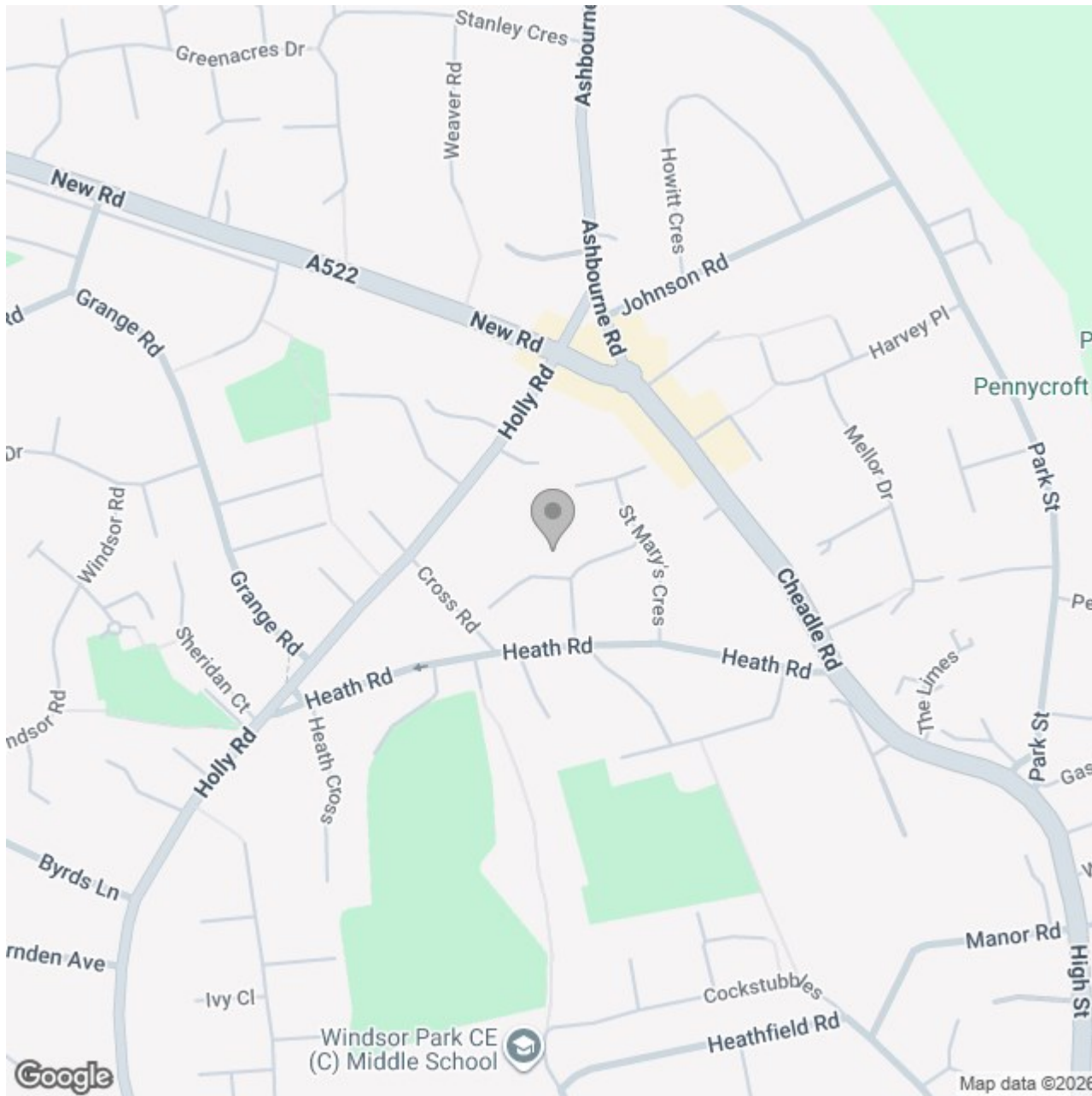
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 