





THREE BEDROOMS – FINISHED TO A WONDERFUL SPECIFICATION THROUGHOUT

A fantastic opportunity to acquire this traditional three-bedroom terraced property, ideally situated within the popular market town of Uttoxeter. Beautifully presented throughout, the accommodation offers a spacious and versatile layout ideally suited to first-time buyers, families, or investment purchasers alike.

The ground floor briefly comprises a welcoming lounge featuring a charming fireplace, decorative wall lighting and front-facing UPVC double glazed window, leading through to a spacious dining room with a further feature fireplace and useful under-stairs storage cupboard. The fitted kitchen is well appointed with a range of matching wall and base units, wood block-effect work surfaces, integrated oven, grill and stainless steel gas hob, together with tiled flooring and space for under-counter appliances. A rear porch provides additional storage access and leads through to the modern three-piece family bathroom complete with shower over bath, vanity wash hand basin and heated towel radiator.

To the first floor, the landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from built-in double wardrobes and loft access via a pull-down ladder, whilst the additional bedrooms offer flexibility for family living, guest accommodation or a home office/study.

Externally, the property enjoys an enclosed rear garden, providing an ideal outdoor entertaining space.

The property is conveniently positioned within easy reach of the town centre, local amenities, reputable schools and excellent commuter links to the A50 and surrounding road networks.

Viewing is strictly by appointment only.



Lounge

A welcoming lounge featuring a UPVC double glazed window to the front elevation, feature fireplace, TV aerial point, decorative wall lighting and central heating radiator. A timber panel door leads through to:

Dining Room

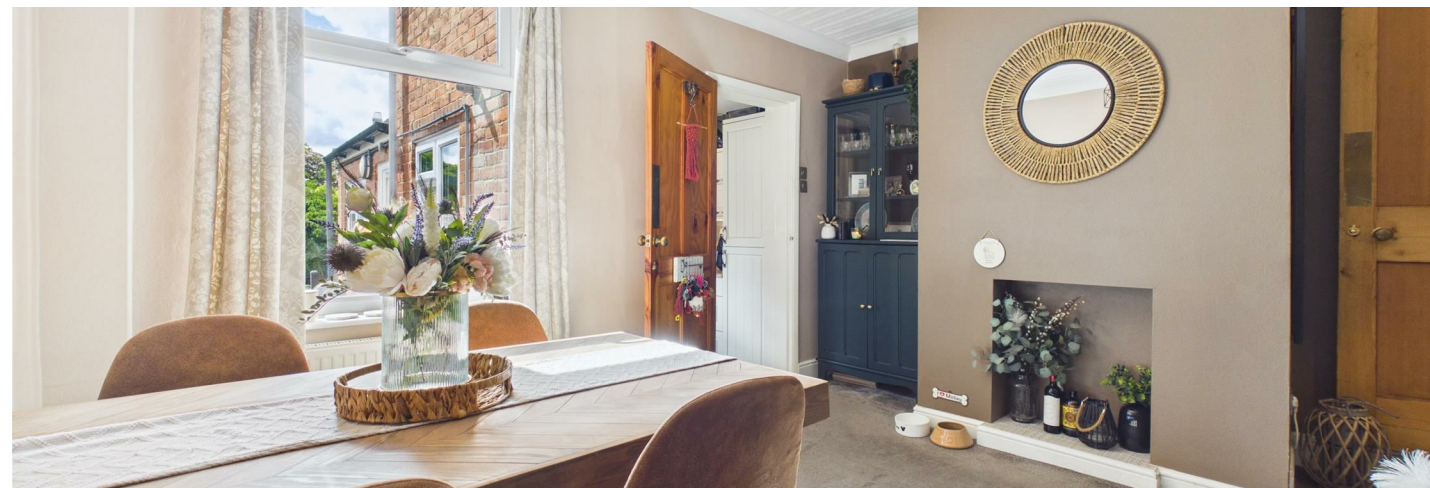
Spacious dining room with a useful under-stairs storage cupboard, UPVC double glazed window to the rear elevation, feature fireplace and central heating radiator. Internal doors provide access to the staircase rising to the first-floor landing and through to:

Kitchen

Fitted with complementary tiled flooring and a UPVC double glazed window to the side elevation. The kitchen offers a range of matching wall and base units with wood block-effect work surfaces and tiled splashbacks. Integrated appliances include a four-ring stainless steel gas hob, oven and grill, integrated dishwasher, stainless steel extractor hood, and a 1½ bowl stainless steel sink with mixer tap. There is plumbing and space for under-counter white goods together with a Worcester Bosch gas central heating boiler. An internal door leads to:

Rear Porch

With UPVC double glazed rear entrance door, central heating radiator and access to a useful storage cupboard. A panel door leads to:





Bathroom

Comprising a three-piece family bathroom suite featuring a low-level WC, vanity wash hand basin with mixer tap and panelled bath with shower over. Complemented by tiled wall coverings, heated towel radiator, extractor fan and a UPVC double glazed obscure window to the side elevation.

First Floor Accommodation

With internal doors leading to:

Bedroom One

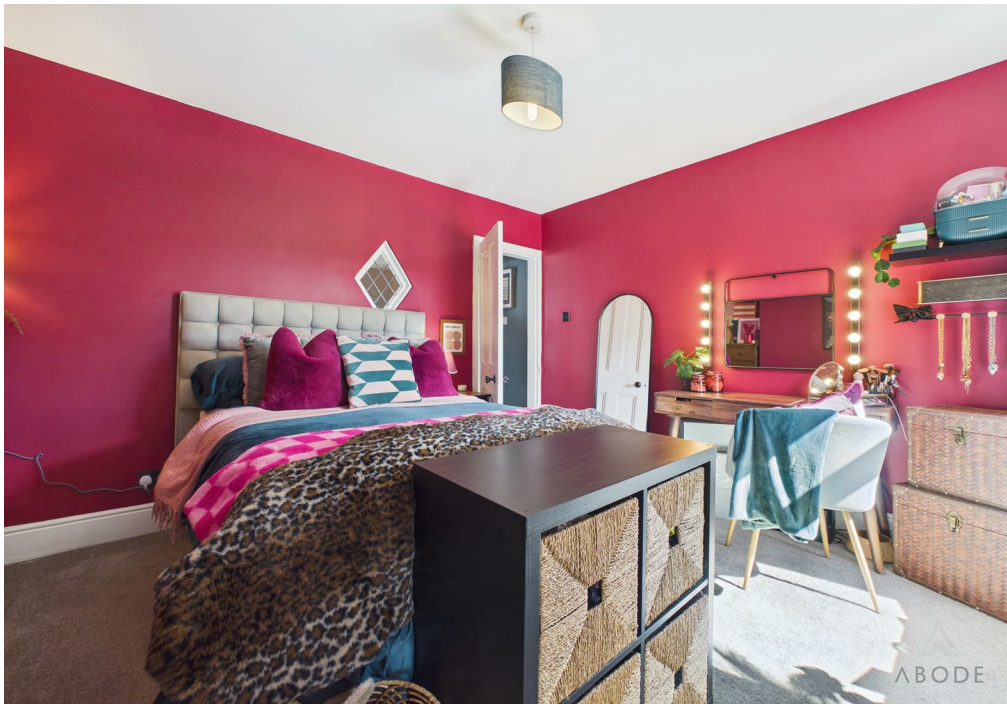
A generously sized principal bedroom with UPVC double glazed window to the front elevation, central heating radiator, and built-in double wardrobes providing ample storage. Further access is provided to the attic space via a loft hatch with pull-down ladder (attic is fully boarded).

Bedroom Two

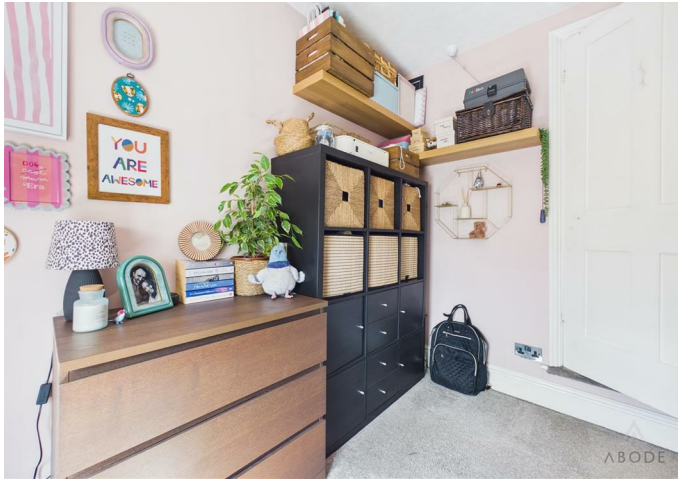
With UPVC double glazed window to the rear elevation, central heating radiator and internal door leading to:

Bedroom Three

Ideal as a home office, nursery or occasional bedroom, featuring a UPVC double glazed window to the rear elevation and central heating radiator.





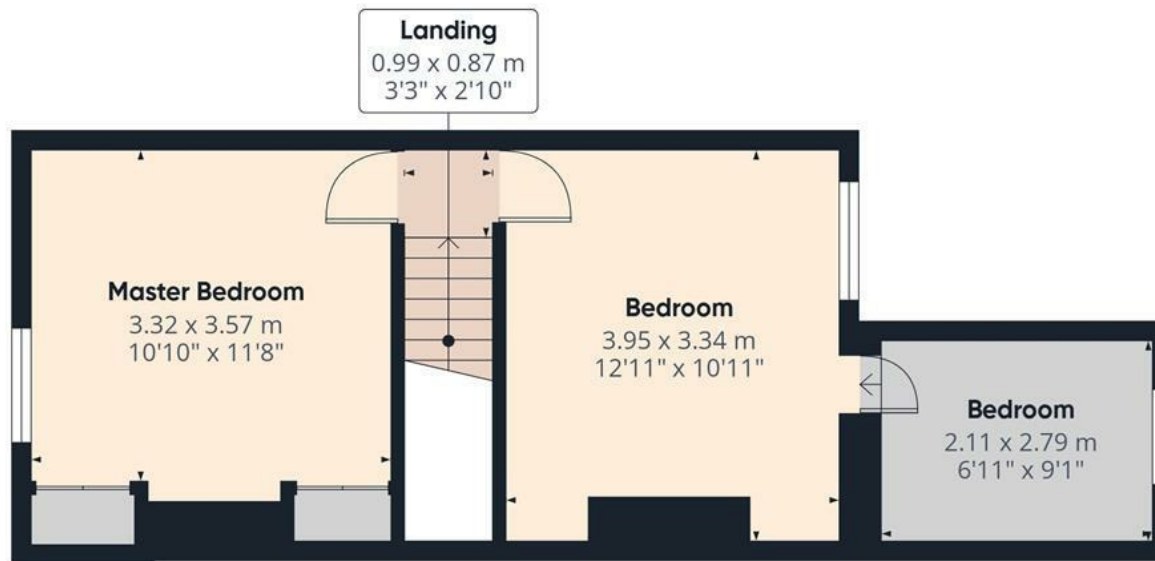




Floor 0

Approximate total area⁽¹⁾

74.7 m²
805 ft²

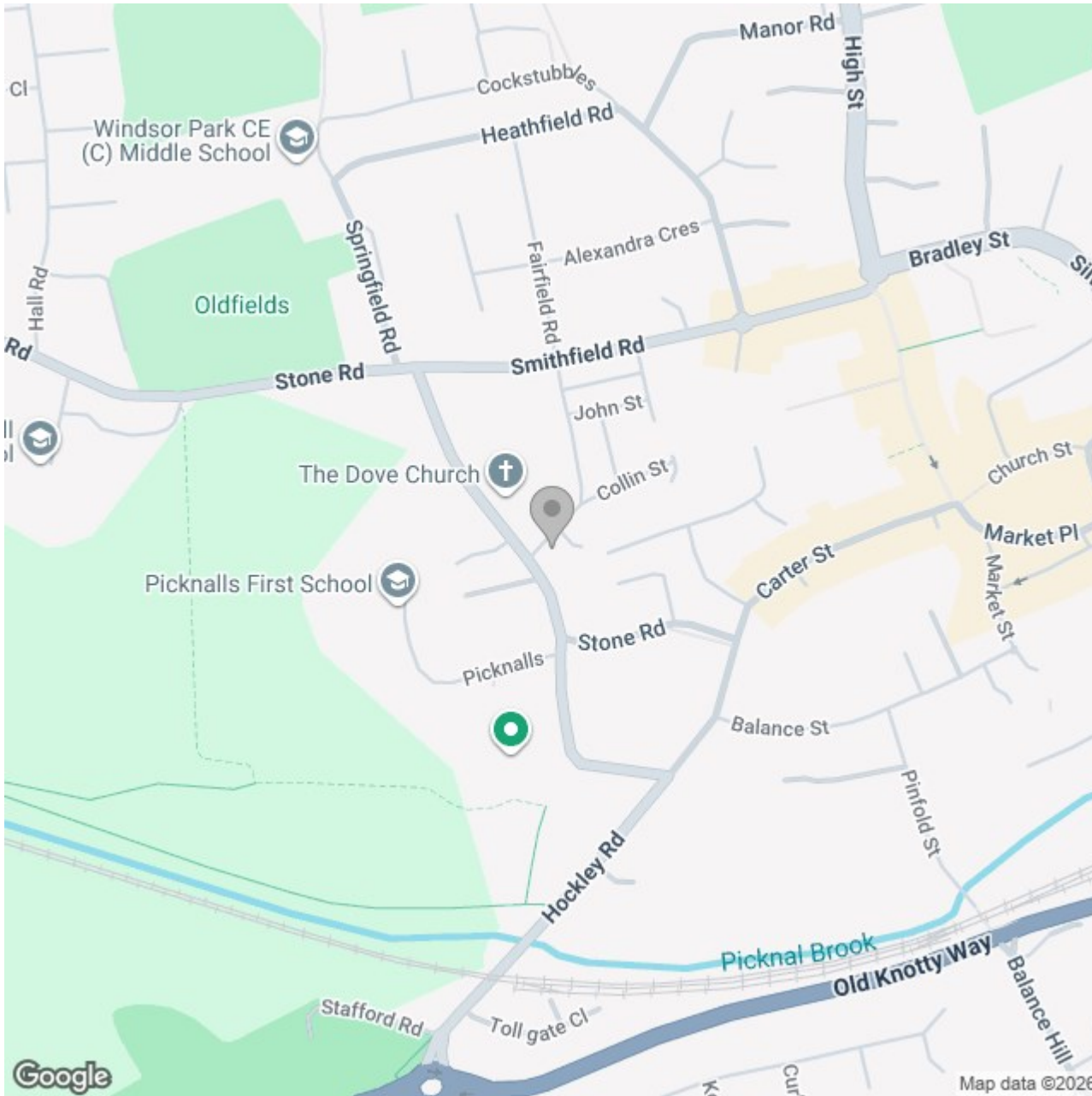


Floor 1

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	