

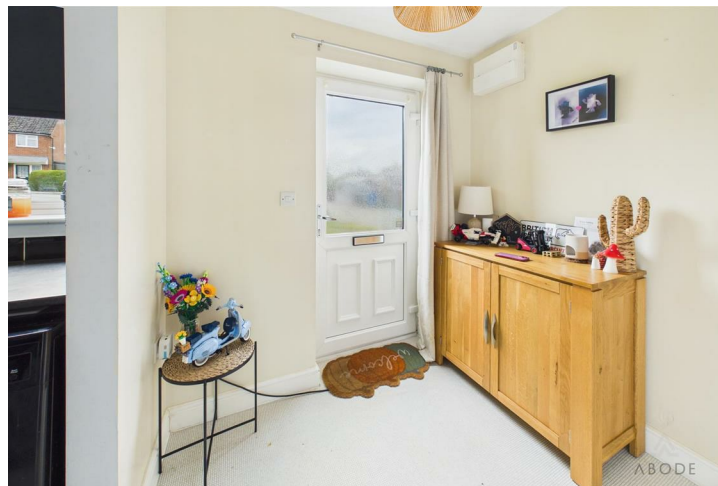




An excellent opportunity to acquire this rarely available two-bedroom detached home, perfect for first-time buyers seeking convenience and connectivity. Ideally located within walking distance of Uttoxeter train station and local amenities, the property also enjoys superb transport links to the A50, M1 and M6, making commuting to Stoke-on-Trent, Stafford and Derby straightforward.

Internally, the double glazed and gas centrally heated accommodation comprises an entrance hallway, downstairs WC, modern fitted kitchen with integrated appliances, and a comfortable lounge. Upstairs offers two well-proportioned double bedrooms and a family bathroom.

Outside, the home further benefits from driveway parking and a private rear garden.



Hallway

Entered via a UPVC double glazed obscure glass window to the front elevation, the hallway benefits from an electrical consumer unit, thermostat, smoke alarm, and internal access leading through to the kitchen.

Kitchen

Fitted with a UPVC double glazed window to the front elevation, the kitchen comprises a range of matching wall and base units with drawers and granite-effect roll-top work surfaces. Integrated appliances include an oven/grill, four-ring gas hob with stainless steel extractor hood, and a combination central heating boiler. Additional features include a stainless steel sink and drainer with mixer tap, along with plumbing and space for freestanding and under-counter white goods.

Ground Floor W.C.

Featuring a UPVC double glazed window to the side elevation, the cloakroom is fitted with a low-level WC, wash hand basin with mixer tap, and a central heating radiator.

Lounge

A spacious reception room with UPVC double glazed sliding patio doors opening onto the rear garden. Additional features include a smoke alarm, central heating radiator, TV point, staircase rising to the first-floor landing, and a useful understairs storage cupboard.

Bedroom One

Having a UPVC double glazed window to the front elevation and a central heating radiator.



Bedroom Two

Featuring a UPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Appointed with a UPVC double glazed obscure glass window to the side elevation, the bathroom comprises a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with shower over. Complementary wall tiling and an extractor fan complete the space.

Outside







To the front elevation, the property benefits from off-road parking for two vehicles via a tarmacadam driveway, with gated side access leading to the rear garden. The rear garden features a spacious paved patio seating and entertaining area leading to a low-maintenance tiered garden incorporating gravelled sections, paving, and timber sleeper retaining borders. The garden also hosts a variety of mature shrubs and is enclosed by timber fence panels with concrete posts throughout the perimeter.

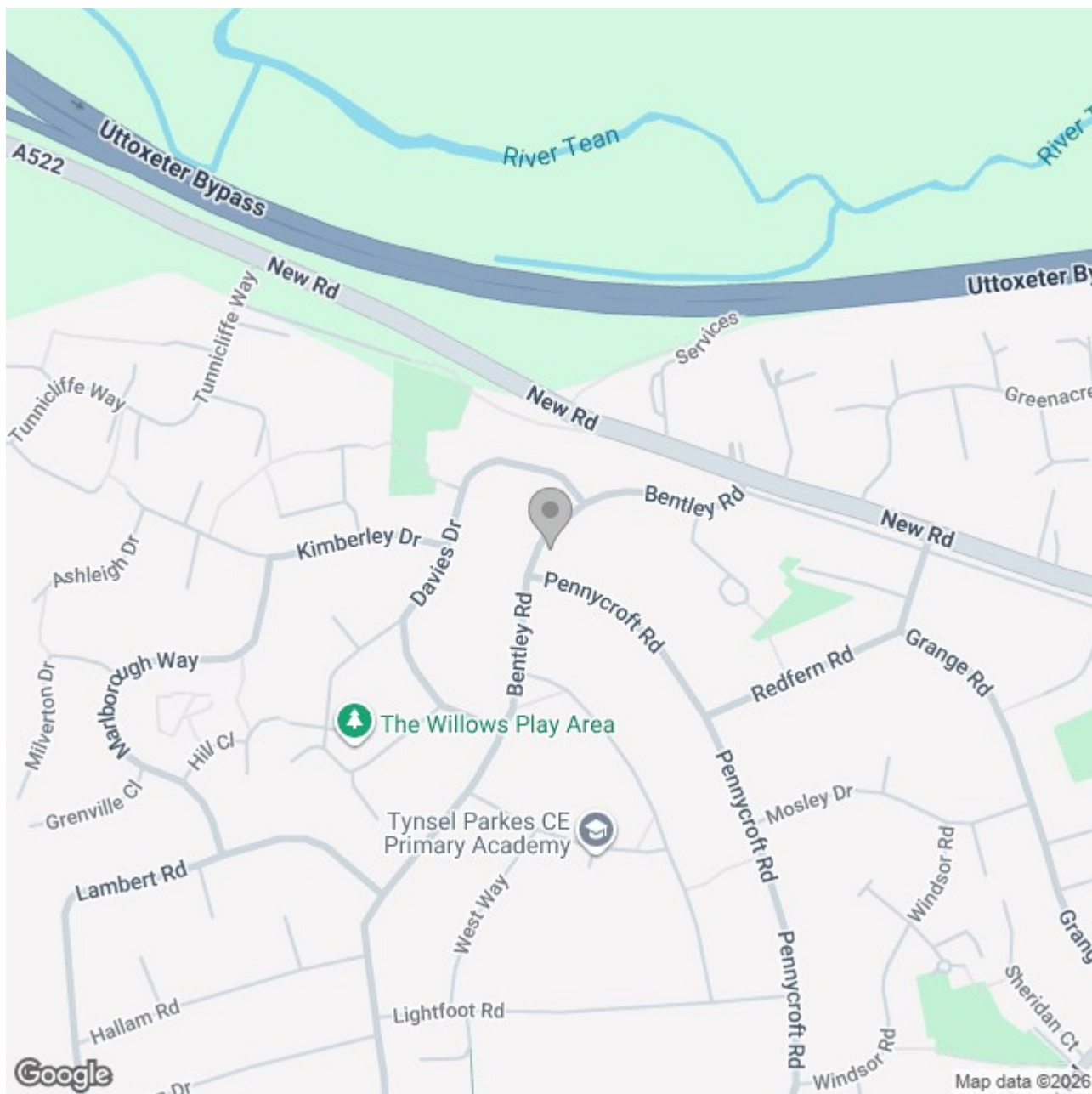












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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 	