

2 Heron Drive, Uttoxeter, ST14 8TN

£1,650 PCM





Available to rent, this beautifully presented detached house occupies a desirable corner plot within the sought-after Bird Land development and offers stylish, versatile accommodation finished to a high standard throughout.

The property benefits from a generous frontage with a block-paved driveway providing ample off-road parking, together with a partially converted garage offering useful additional space.

A substantial rear extension has transformed the property, creating spacious and flexible living accommodation ideally suited to modern family life. The interior has been extensively upgraded and features quality fixtures, contemporary finishes, and a refined aesthetic throughout.

To the rear, the enclosed garden has been thoughtfully designed for low-maintenance living, featuring attractive porcelain tiling and decorative stone areas. Enjoying a good degree of privacy and not directly overlooked, it provides an ideal space for relaxing and entertaining.

Ideally located close to the market town of Uttoxeter, the property offers convenient access to a range of local amenities including well-regarded schools, leisure facilities, shops, bars, and restaurants.

### 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

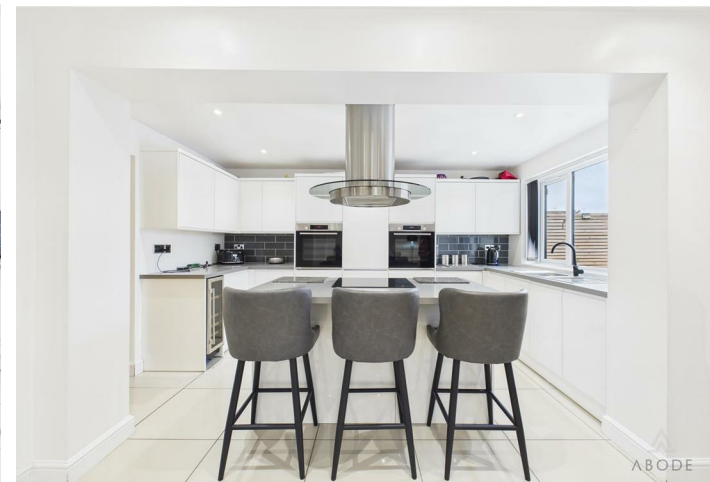
A comfortable and well-presented living space with a UPVC double glazed window to the front elevation, central heating radiator, telephone point, and continued tiled flooring.

### 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.





#### 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.

#### 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:

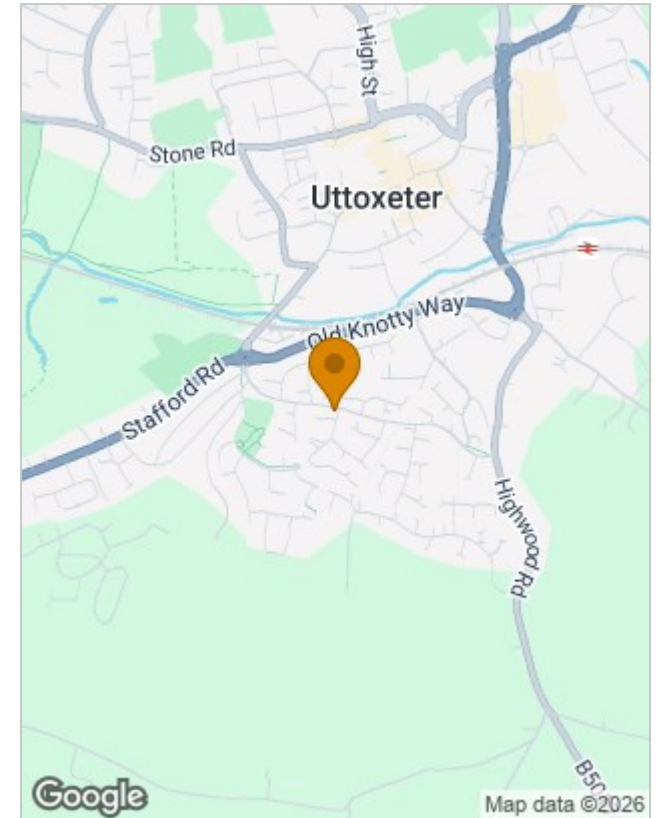




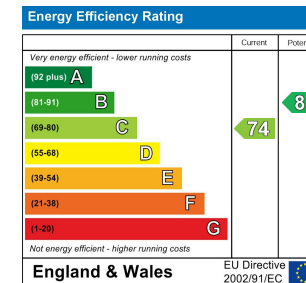
## Floor Plans



## Location Map



## Energy Performance Graph



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