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Bartley Lane, Staffordshire, ST14 5FF

Asking Price £390,000



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| IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME | TWO EN-SUITES | GARAGE | GENEROUS PLOT | PEACEFUL CUL-DE-SAC SETTING

Completed in 2021, this beautifully presented four-bedroom detached family home offers spacious and modern accommodation throughout, benefitting from gas central heating and full uPVC double glazing. Occupying an enviable position at the head of a quiet cul-de-sac, the property enjoys a sizeable and private rear garden, making it ideal for family living.

The accommodation briefly comprises an entrance hallway, lounge, guest cloakroom/WC, open-plan living dining kitchen, utility room, first-floor landing, four bedrooms, two en-suite shower rooms serving bedrooms one and two, and a separate family bathroom. Externally, the property benefits from ample off-road parking, an integral garage, and well-maintained gardens to both the front and rear.

Viewings are strictly by appointment through ABODE Estate Agents.

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Lounge
A bright and welcoming reception room featuring a uPVC double-glazed window to the front elevation, central heating radiator, television point, and Ethernet connectivity.

Cloaks/WC
Fitted with a low-level WC, pedestal wash hand basin with chrome mixer tap, central heating radiator, and extractor fan.

Open Plan Living/Dining Kitchen
A superb family space incorporating a stylish fitted kitchen, dining area, and living space. The kitchen is equipped with a comprehensive range of matching wall and base units, complementary work surfaces, and integrated appliances including an oven, grill, four-ring gas hob with extractor hood, dishwasher, fridge, freezer, and a one-and-a-half bowl stainless steel sink with mixer tap. Two rear-facing uPVC double-glazed windows and French doors provide excellent natural light and direct access to the patio and garden. The room is finished with tiled flooring, ceiling spotlights, smoke alarm, and central heating radiators.

Utility Room
Practical utility space featuring tiled flooring, work surface, one-and-a-half bowl stainless steel sink with mixer tap, central heating radiator, and extractor fan.

Landing
With access to loft space via loft hatch, smoke alarm, central heating radiator, and cupboard housing the pressurised hot water system, internal doors lead to:



Bedroom One
A generous principal bedroom with a front-facing uPVC double-glazed window, central heating radiator, television point, fitted wardrobes offering hanging and shelving space, and access to the en-suite shower room.




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En-suite

Well-appointed shower room comprising a low-level WC, pedestal wash hand basin with mixer tap, and double shower enclosure with sliding glass doors and rainfall shower. Finished with complementary wall and floor tiling, ceiling spotlights, central heating radiator, extractor fan, and a frosted uPVC double-glazed window.

Bedroom Two

A spacious double bedroom with a front-facing uPVC double-glazed window, central heating radiator, and private en-suite shower room.

En-suite Two

Modern three-piece shower room fitted with a low-level WC, pedestal wash hand basin with mixer tap, and walk-in shower enclosure with rainfall shower. Complementary tiling to walls and floors, chrome heated towel rail, ceiling spotlights, and extractor fan complete the space.

Bedroom Three

Double bedroom overlooking the rear garden with a uPVC double-glazed window and central heating radiator.

Bedroom Four

A well-proportioned fourth bedroom with rear-facing uPVC double-glazed window and central heating radiator.

Bathroom

Contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with mixer tap, pedestal wash hand basin, and low-level WC. Finished with complementary wall and floor tiling, chrome heated towel rail, ceiling spotlights, extractor fan, and a frosted rear-facing uPVC double-glazed window.

Garage

Integral garage with up-and-over door and housing the gas-fired central heating boiler.

Outside

To the front, a substantial tarmac driveway provides ample off-road parking and leads to the integral garage. The frontage is enhanced by a lawned garden, decorative box hedging, and mature trees, creating an attractive approach to the property.

The rear garden offers a generous and private outdoor space, predominantly laid to lawn with established planting borders stocked with a variety of shrubs and plants. A paved pathway runs along the side of the property, providing convenient access between the front and rear gardens.


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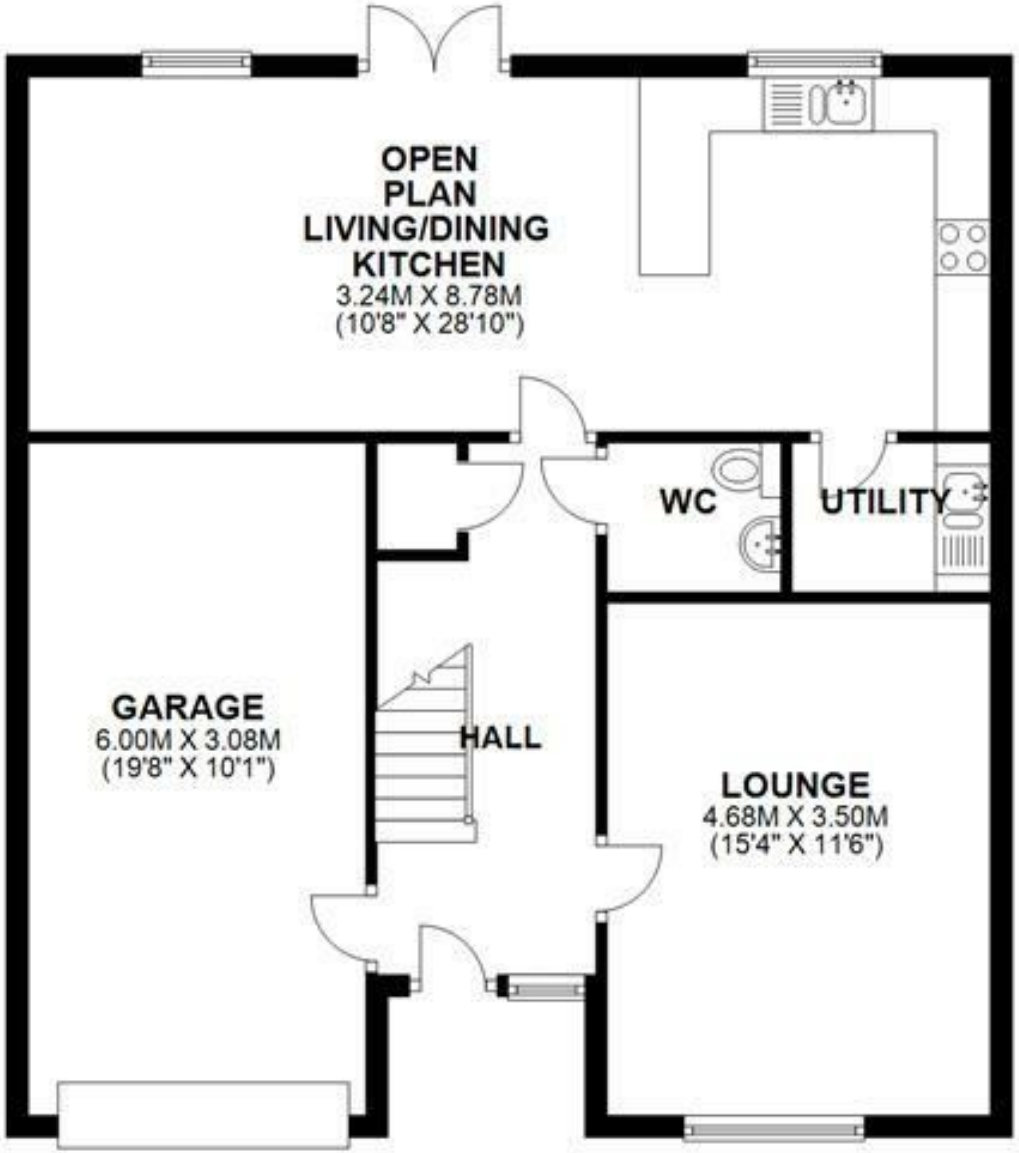

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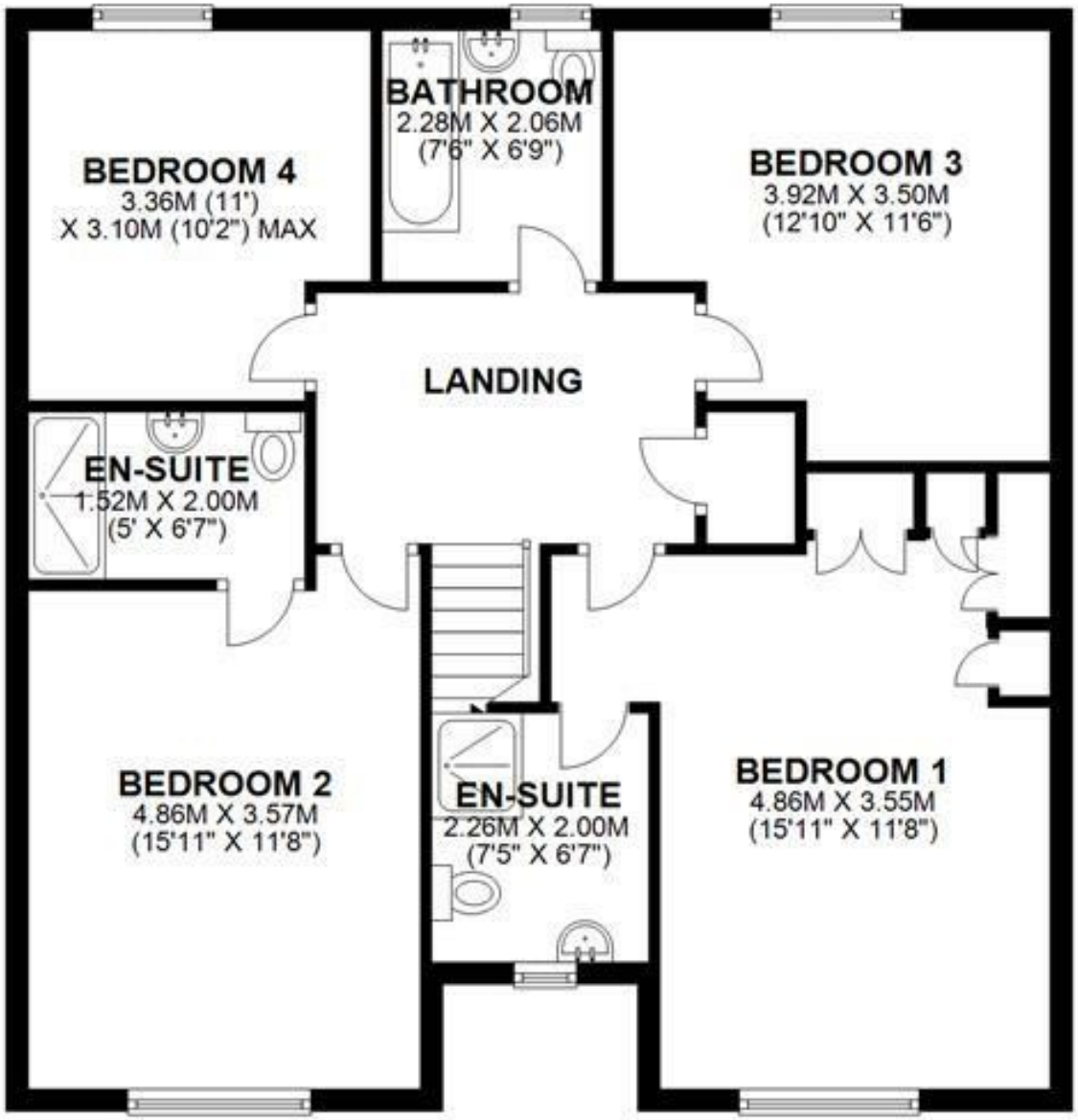


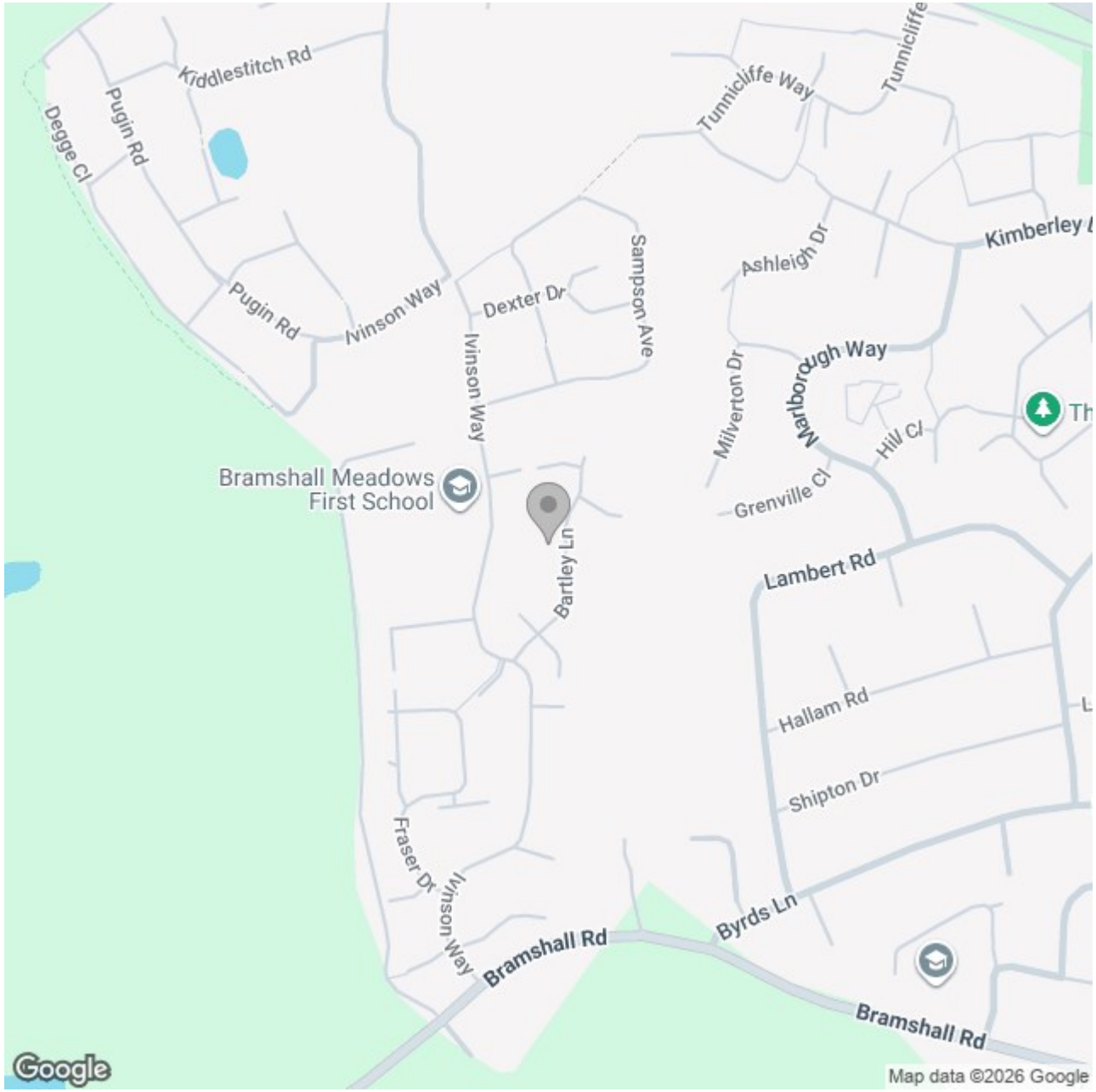
GROUND FLOOR



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

FIRST FLOOR


BATHROOM
2.28M X 2.06M
(7'6" X 6'9")
BEDROOM 4
3.36M (11')
X 3.10M (10'2") MAX
BEDROOM 3
3.92M X 3.50M
(12'10" X 11'6")
LANDING
EN-SUITE
1.52M X 2.00M
(5' X 6'7")
BEDROOM 2
4.86M X 3.57M
(15'11" X 11'8")
EN-SUITE
2.26M X 2.00M
(7'5" X 6'7")
BEDROOM 1
4.86M X 3.55M
(15'11" X 11'8")



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	93
(69-80) C		
(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	

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