





Occupying a generous and private plot within walking distance of Uttoxeter town centre, this deceptively spacious and highly versatile four-bedroom detached home offers an exceptional amount of accommodation ideally suited to growing families, multi-generational living, or those requiring flexible home-working space.

Beautifully maintained and significantly improved by the current owners, the property boasts a superb range of living accommodation including multiple reception rooms, a spacious lounge overlooking the rear garden, a versatile gym/additional reception room, a modern fitted kitchen, and a ground-floor double bedroom complemented by a luxurious en-suite shower room. To the first floor are three further well-proportioned bedrooms and a stunning contemporary family bathroom featuring both a freestanding bath and separate walk-in shower.

Externally, the property continues to impress with a private, enclosed rear garden enjoying a westerly aspect, incorporating patio seating areas, lawned gardens, and useful outdoor storage. To the front, double gates open onto a substantial block-paved driveway providing ample off-road parking for several vehicles, all set within secure and attractively maintained grounds.

Offering outstanding flexibility, generous proportions, and a convenient location close to schools, amenities, transport links, and the town centre, this superb home presents a rare opportunity to acquire a property capable of adapting to a variety of lifestyles and family requirements. Early viewing is highly recommended to fully appreciate the space and versatility on offer



Hallway

A welcoming entrance hallway providing access to the ground floor accommodation, featuring contemporary spotlighting, a smoke alarm, and stairs rising to the first floor.

Bedroom Four (Ground Floor)

A versatile ground floor bedroom enjoying a UPVC double glazed window to the front elevation, central heating radiator, ceiling spotlights, and dimmable lighting. An internal door leads to:

En-suite Shower Room

Beautifully appointed with a modern three-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap, and a spacious walk-in double shower enclosure with waterfall shower head. Finished with complementary wall and floor tiling, a heated towel radiator, ceiling spotlights, and extractor fan.

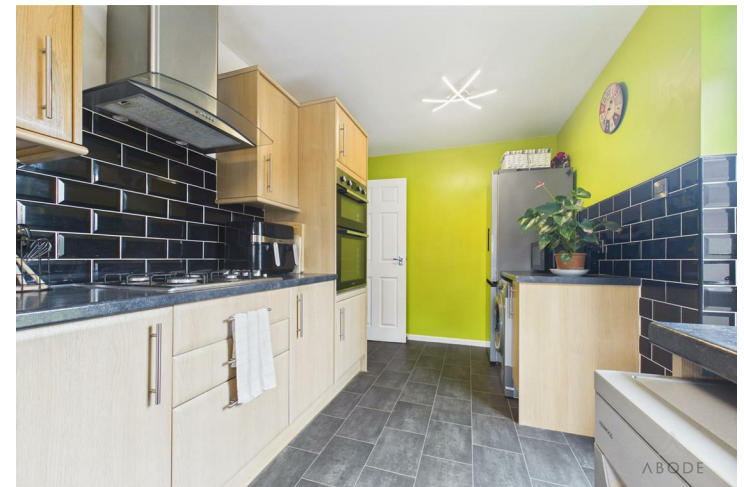
Dining Room

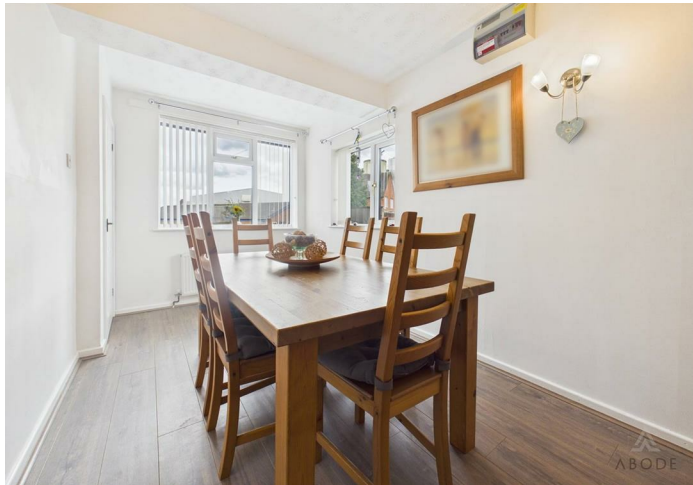
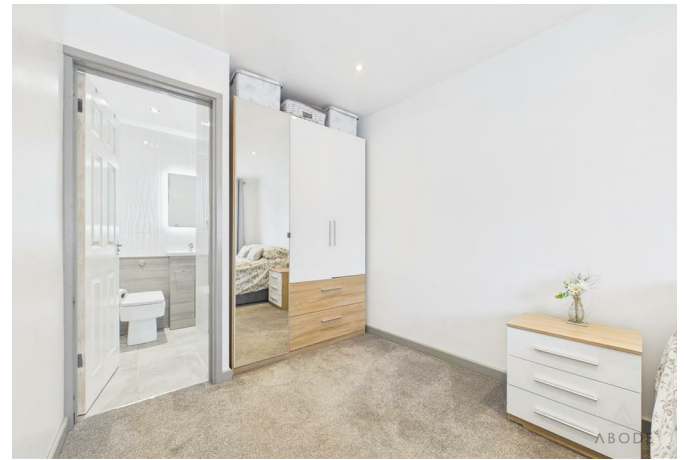
A highly adaptable reception room currently utilised as a dining room, offering flexibility as a home office, playroom, or additional sitting room. Benefiting from dual-aspect UPVC double glazed windows to the front and side elevations, central heating radiator, TV aerial point, and housing the electrical consumer unit.



Lounge

A comfortable and well-proportioned living space featuring a UPVC double glazed window overlooking the rear garden, two central heating radiators, and a useful under-stairs storage cupboard with lighting. Finished with attractive flooring throughout and a TV aerial point, with access leading to:







Gym/Additional Reception

Currently arranged as a home gym, this versatile room offers excellent potential as a second reception room, home office, playroom, or hobby space. Featuring UPVC double glazed French doors opening onto the rear patio, spotlighting to the ceiling, and flooring throughout.

Cloakroom/W.C.

Conveniently positioned on the ground floor and fitted with a low-level WC, floating wash hand basin with tiled splashback, and a UPVC double glazed obscured window to the side elevation.

Kitchen

Fitted with a range of matching base and wall-mounted units complemented by generous work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, four-ring gas hob with extractor canopy over, and built-in oven and grill. There is additional space and plumbing for freestanding and under-counter appliances, together with a UPVC double glazed side access door and rear-facing window.

Landing

Providing access to all first-floor rooms and featuring a smoke alarm, loft access hatch, and airing cupboard housing the gas combination boiler with useful shelving.

Bedroom One

A generously sized double bedroom with a UPVC double glazed window overlooking the rear garden and a central heating radiator.

Bedroom Two

A well-proportioned double bedroom featuring a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

A comfortable bedroom with a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, and a useful over-stairs storage cupboard complete with shelving and hanging rail.

Family Bathroom

A beautifully refitted contemporary bathroom featuring a bespoke suite comprising a low-level WC, vanity wash hand basin with mixer tap, freestanding bath with mixer tap and shower attachment, and a spacious walk-in double shower enclosure with waterfall shower head. Finished with stylish wall tiling, chrome heated towel radiator, recessed ceiling spotlights, integrated extractor fan, loft access hatch, and a UPVC double glazed obscured window to the front elevation.

Outside

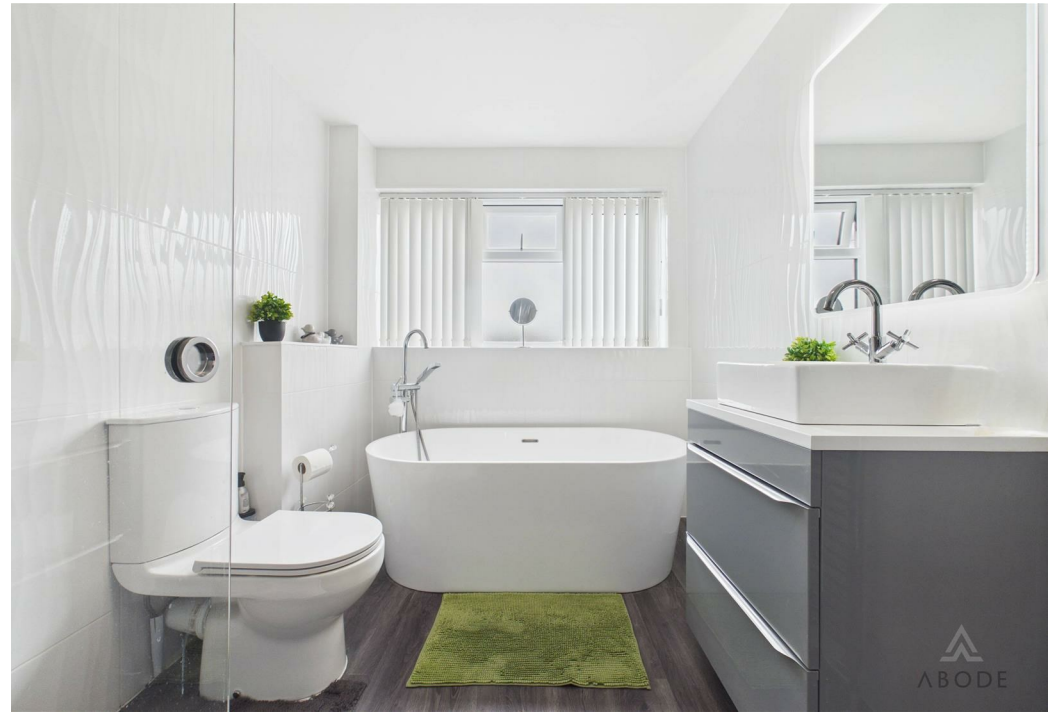
To the rear of the property is a flagstone paved patio, creating an ideal space for outdoor seating and entertaining whilst enjoying a good degree of privacy. The garden continues with a further block-paved seating area and a predominantly lawned garden, enclosed to provide a secure environment. Additional benefits include an external store, a substantial garden shed, and gated access to the front.

To the front, the property enjoys a well-maintained lawned garden with established borders and shaped conifers. Timber double gates open onto a block-paved driveway, providing ample off-road parking for several vehicles. The plot is enclosed on all sides, offering both privacy and security.





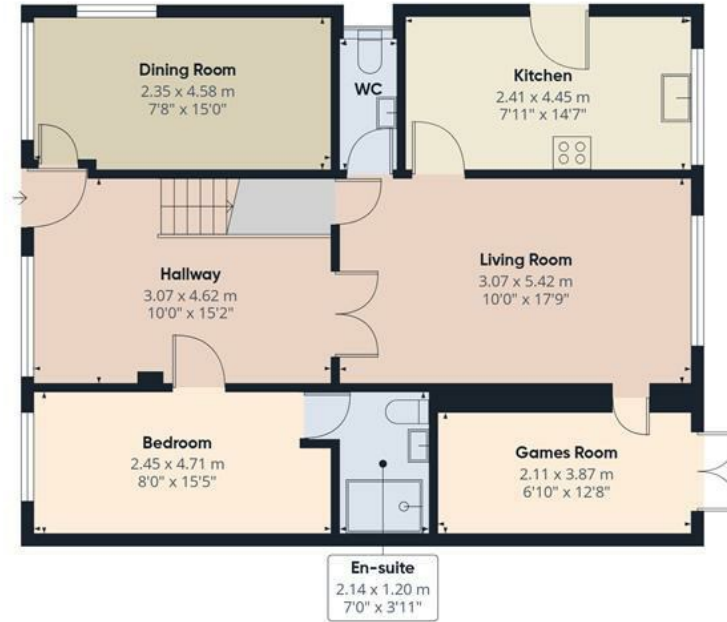








ARODE



Floor 0

Approximate total area⁽¹⁾

119.5 m²
1285 ft²



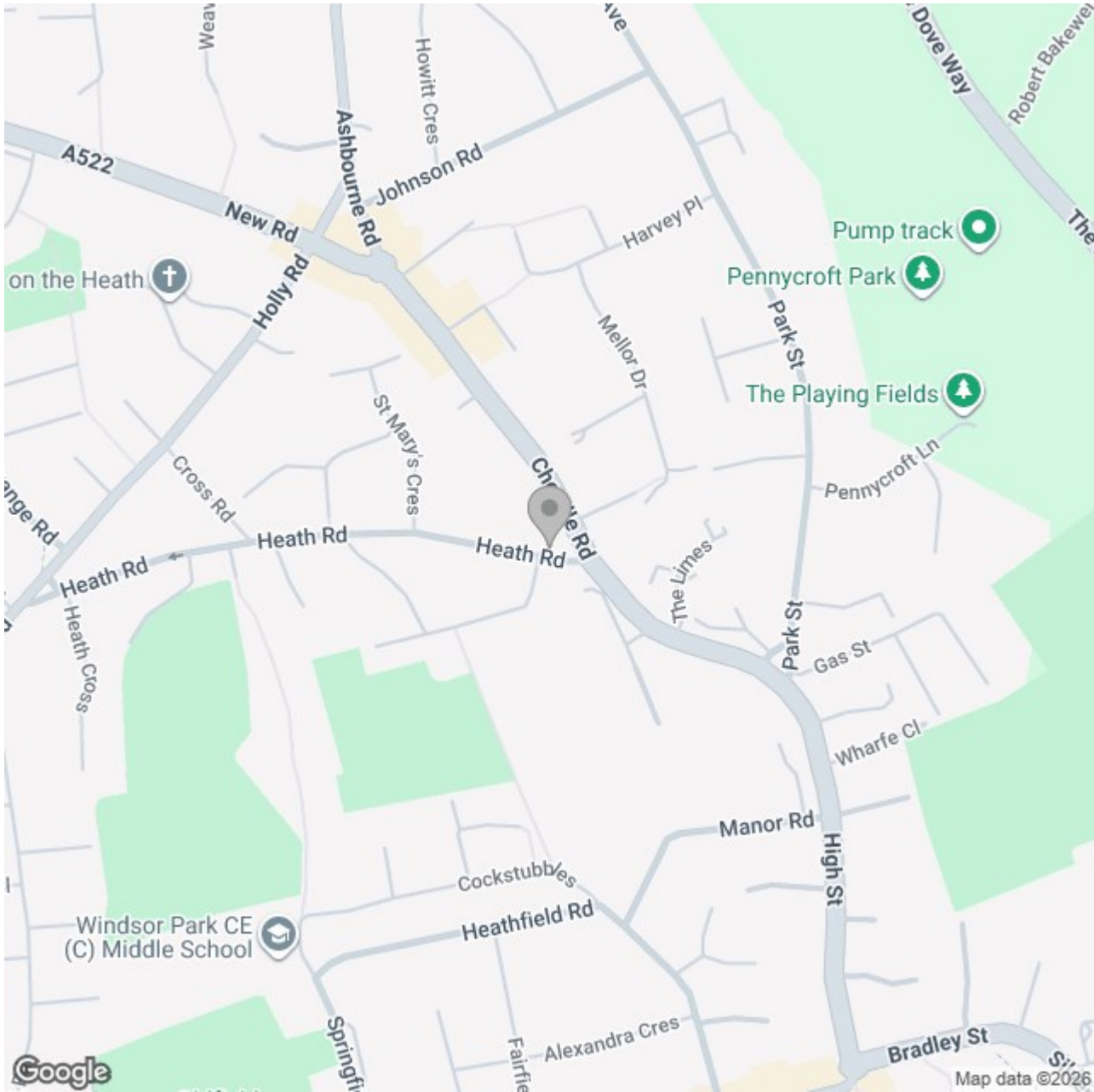
Floor 1

(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		83
(69-80) C	70	
(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	