





Occupying a generous 0.13-acre plot with off-road parking, this beautifully presented four-bedroom home is ideally situated on the edge of Uttoxeter.

Inside, a welcoming entrance hall leads to a bright lounge boasting engineered oak flooring and a cozy cast-iron log-burning stove. The spacious kitchen is fitted with a comprehensive range of units and a striking Range-style cooker, leading through to a practical inner hallway with a cloakroom/WC. To the rear, a highly versatile family room features French doors opening onto the patio and provides internal access to a partially converted garage, which retains its up-and-over door for excellent flexible storage.

Upstairs, the first-floor landing leads via attractive oak doors to four comfortable bedrooms, including a spacious principal bedroom with dual-aspect views. Serving the bedrooms is a modern family shower room appointed with a sleek three-piece suite, chrome heated towel rail, and contemporary tiling.

It offers the perfect balance of local convenience—with a Tesco Express and a public house nearby—and easy access to the town centre and the A50 dual carriageway, linking to the M1, M6, Derby, and Stoke-on-Trent.



Entrance Hallway

Entered via a UPVC double glazed front entrance door, the welcoming hallway features a staircase rising to the first-floor landing, a central heating radiator, thermostat controls, and provides access to the principal ground floor accommodation.

Lounge

A beautifully presented reception room enjoying a UPVC double glazed bay window to the front elevation, allowing for an abundance of natural light. The room benefits from engineered oak flooring throughout and is centred around an attractive cast-iron log-burning stove, complemented by a tiled hearth and backing with a timber mantel. Additional features include a central heating radiator, a useful understairs storage cupboard, a smoke alarm, and access through to the kitchen.

Kitchen

Fitted with a comprehensive range of matching wall and base units incorporating drawers, complemented by rolled-edge work surfaces. The kitchen features a striking Range-style cooker with extractor hood over, a one-and-a-half bowl stainless steel sink with mixer tap, and plumbing and space for additional white goods. Finished with complementary tiled flooring, spotlighting, a central heating radiator, a UPVC double glazed window overlooking the rear garden, and an internal door leading to the inner hallway.

Inner Hallway

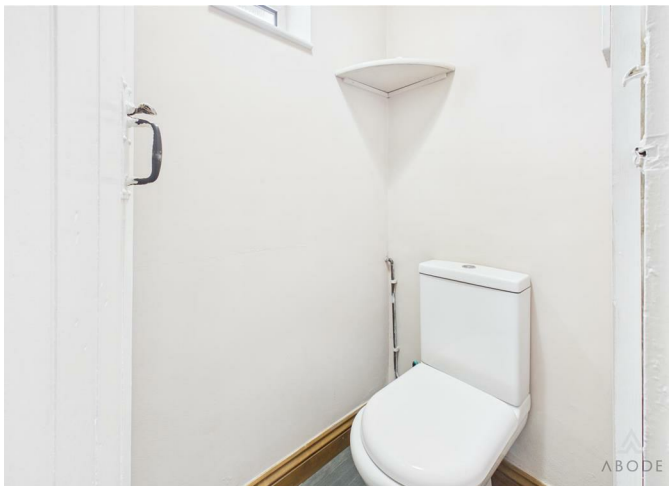
Providing access to a generous storage room with lighting and excellent storage options, the inner hallway also leads through to the family room.



Family Room

A versatile additional reception room offering a variety of potential uses, including a family room, playroom, home office or hobby space. Benefiting from UPVC double glazed French doors opening onto the rear patio, the room also features a central heating radiator and internal access to the partially converted garage.







Garage (Partially Converted)

The garage retains its up-and-over door, allowing it to be fully opened and providing excellent storage space while also offering flexibility for a range of practical uses.

Cloakroom/W.C.

Fitted with a low-level WC and benefiting from a UPVC double glazed obscure window to the rear elevation.

Landing

With access to the loft via a loft hatch, a smoke alarm, a useful built-in storage cupboard, and attractive oak internal doors leading to all first-floor accommodation.

Bedroom One

A spacious principal bedroom enjoying dual-aspect views via two UPVC double glazed windows to the front and rear elevations, together with a central heating radiator.

Bedroom Two

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

Bedroom Three

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

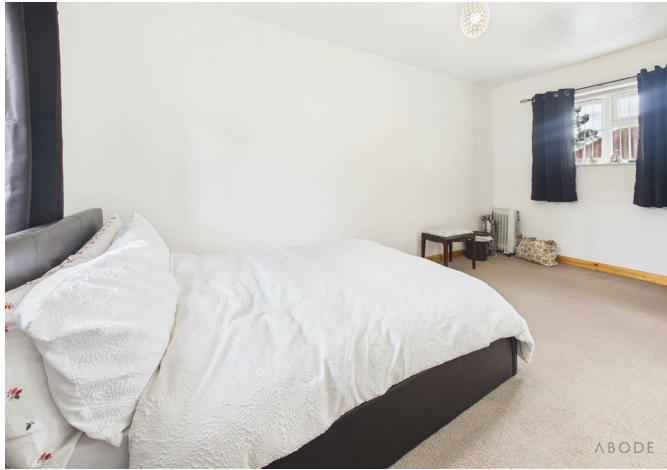
Bedroom Four

A comfortable fourth bedroom with a UPVC double glazed window to the rear elevation and a central heating radiator.

Shower Room

Appointed with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin, and corner shower enclosure with wall boarding and integrated extractor. The room also benefits from a chrome heated towel rail, spotlighting, complementary tiled walls and flooring, and a UPVC double glazed obscure window to the side elevation.

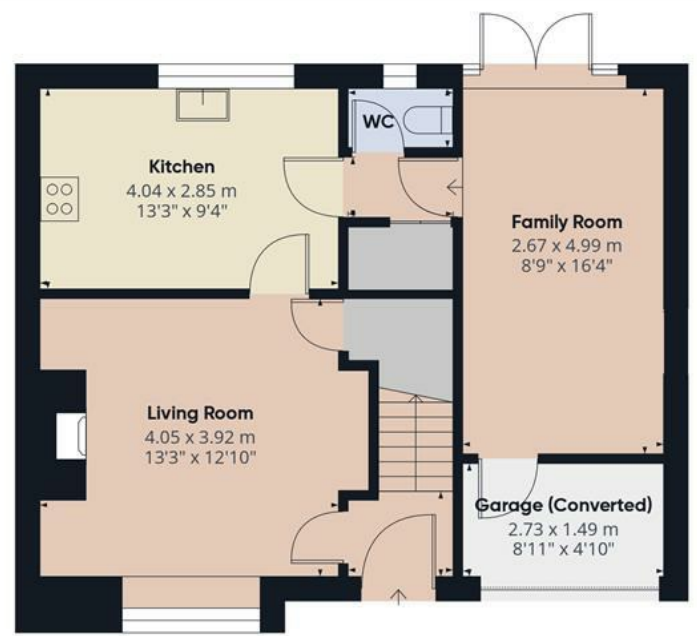












Floor 0



Floor 1

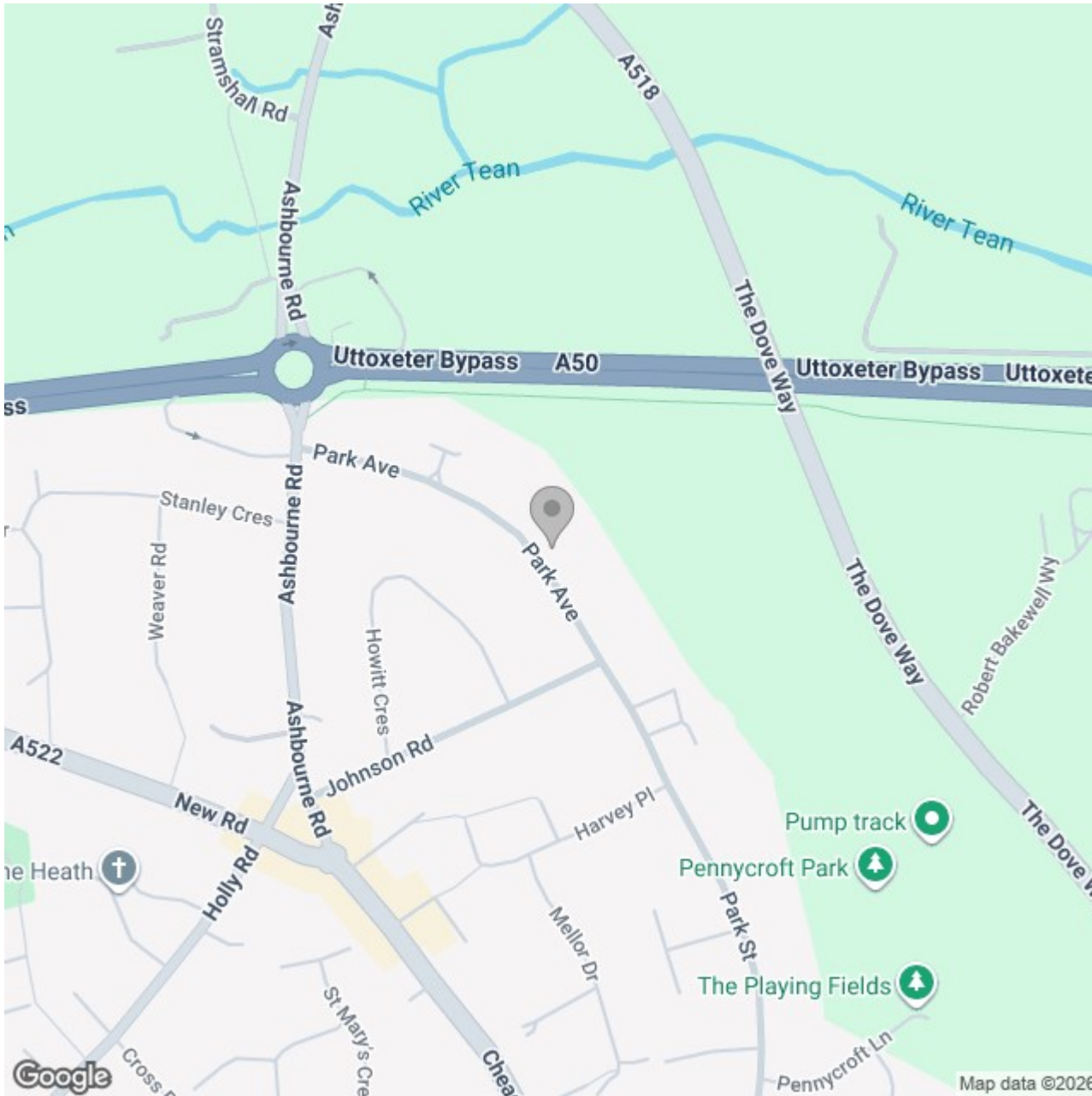


Approximate total area⁽¹⁾
101.5 m²
1092 ft²

(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		
(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 	