ABODE
SALES & LETTINGS

Westhill, Uttoxeter, Staffordshire, ST14 8BN

Asking Price £375,000



https://www.abodemidlands.co.uk







An exceptionally well-presented three-bedroom detached family home, following an extensive programme of renovation to provide stylish, contemporary accommodation finished to a high standard throughout. Situated within a sought-after residential area of Uttoxeter, the property benefits from spacious and versatile living accommodation, a high-specification fitted kitchen, beautifully appointed shower room, landscaped rear garden, garage and additional off-road parking.

The accommodation has been thoughtfully modernised, with particular attention paid to the quality of fixtures, fittings and decorative finishes. Notable improvements include a complete electrical rewire, wood-effect porcelain tiled flooring throughout the principal ground-floor accommodation, solid oak internal doors to the first floor and a fully boarded loft space with power and lighting.

Externally, the property enjoys an attractive landscaped rear garden with a covered entertaining area, providing an excellent extension of the internal living space. Positioned within walking distance of Uttoxeter town centre, railway station, supermarkets and local amenities, this impressive home is ideally suited to purchasers seeking a beautifully finished property ready for immediate occupation.

Westhill occupies a sought-after residential position within Uttoxeter, conveniently situated for access to the town centre and its excellent range of everyday amenities. The market town offers a selection of independent shops, supermarkets, cafés, restaurants, recreational facilities and schooling options, together with medical and healthcare services.

Uttoxeter railway station provides convenient rail connections, whilst the nearby A50 offers excellent road links towards Stoke-on-Trent, Derby.

Combining an established residential setting with excellent local accessibility, the property provides an appealing opportunity for families, professionals and purchasers seeking a high quality home with many amenities nearby

ABODE
SALES & LETTINGS

Entrance
Accessed via a contemporary black composite entrance door with double-glazed detailing, opening directly into the spacious lounge and dining room. The entrance provides an attractive introduction to the quality and presentation of the accommodation throughout.

Lounge/Dining Room
A generously proportioned and beautifully presented reception room providing versatile space for both comfortable seating and formal dining. The room features attractive wood-effect porcelain tiled flooring, complemented by a characterful cast-iron fireplace and decorative timber feature creating an appealing focal point. Two double-glazed windows provide natural light, whilst two central heating radiators offer additional comfort. A staircase rises to the first-floor accommodation, with an understairs storage cupboard, cloakroom and openings leading through to the kitchen and adjoining sitting room.

Sitting Room
An attractive additional reception room offering a comfortable and versatile living space, enhanced by contemporary oak-effect acoustic feature wall panelling and coordinating wood-effect porcelain tiled flooring. The accommodation benefits from a central heating radiator, ceiling lighting and recessed spotlights. Double-glazed French doors open directly onto the covered outdoor seating area, providing a delightful connection to the landscaped rear garden and creating an ideal space for entertaining or relaxing.

Kitchen
A beautifully appointed contemporary kitchen, comprehensively refitted with a range of stylish matching wall, base and drawer units, complemented by attractive preparation work surfaces and a fitted sink and drainer. The kitchen offers an excellent selection of integrated appliances, including a double oven, microwave, five-ring gas hob with extractor hood, dishwasher, washing machine, fridge freezer and wine cooler. Wood-effect porcelain tiled flooring continues throughout, providing a coordinated finish, whilst a double-glazed window allows natural light into the room. An external door provides convenient access to the rear garden.

Landing
A well-presented landing providing access to all three bedrooms and the family shower room via attractive solid oak internal doors. The landing also benefits from a useful shelved airing cupboard housing the combination central heating boiler, together with access to the staircase leading down to the ground floor.



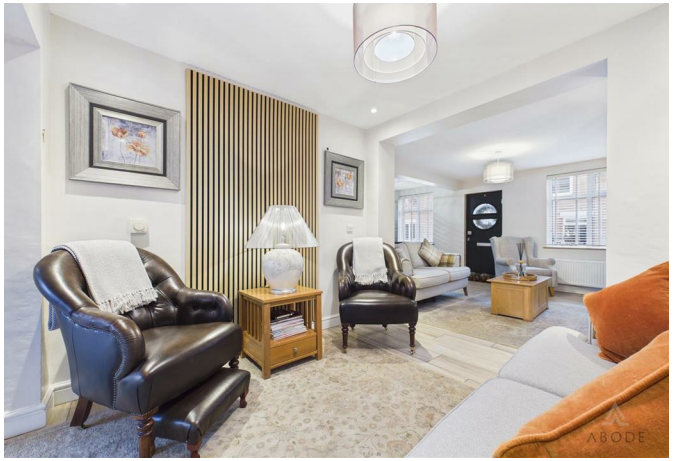
Bedroom One
A spacious and beautifully presented principal bedroom offering generous proportions and ample space for freestanding bedroom furniture. A double-glazed window provides natural light, whilst a central heating radiator and ceiling fan light complete the accommodation. A loft hatch provides access to an exceptionally useful fully boarded loft space, fitted with lighting and electrical power points, offering extensive additional storage facilities.

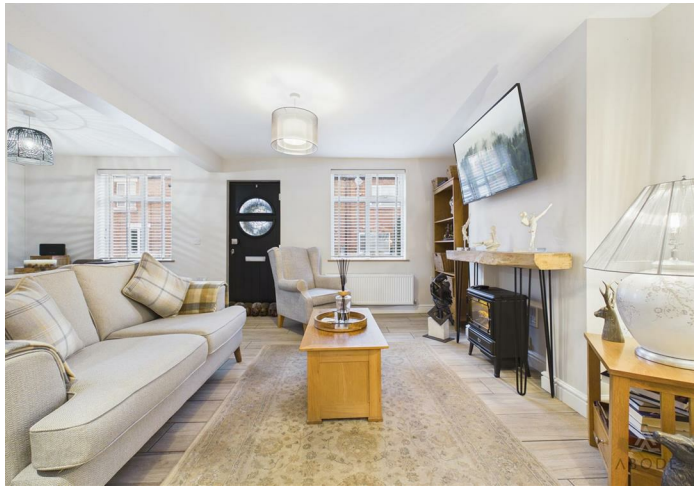
Bedroom Two
A well-proportioned second bedroom providing comfortable accommodation suitable for use as a double bedroom, guest room or additional family bedroom. The room benefits from a double-glazed window allowing natural light, together with a central heating radiator and space for a selection of bedroom furniture.

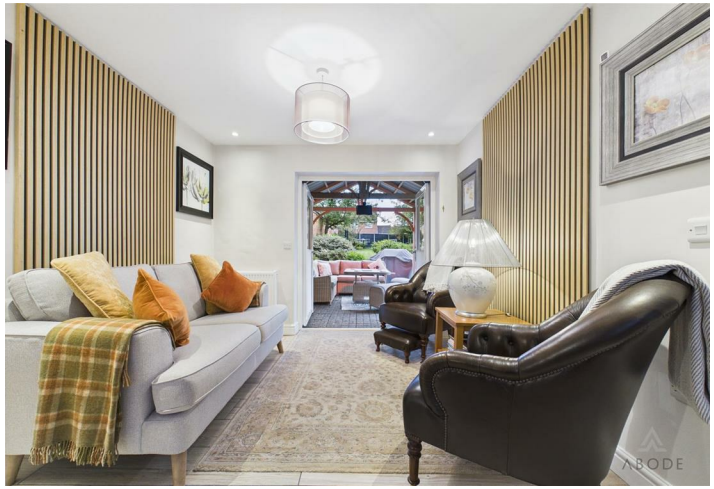




















Bedroom Three

A versatile third bedroom, ideally suited for use as a child's bedroom, guest accommodation, nursery or home office. The room benefits from a double-glazed window, central heating radiator and ceiling fan light. A particularly useful feature is the built-in overstairs storage cupboard, complete with internal lighting, providing excellent practical storage without compromising the available living space.

Shower Room

A beautifully refitted and contemporary shower room, finished to an impressive specification with complementary porcelain wall and floor tiling. The modern three-piece suite comprises a spacious double shower enclosure fitted with both a rainfall-style shower head and separate wall-mounted shower, a low-level WC and a stylish wash hand basin incorporated within a vanity storage unit. Additional features include a heated towel radiator, recessed ceiling spotlights, further storage facilities and a double-glazed window providing natural light and ventilation.

Outside

The property occupies an attractive position within this established residential setting, enjoying a neatly presented frontage with additional hard-landscaped off-road parking. External lighting and a double electrical power socket provide further convenience. A shared driveway extends alongside the property, providing vehicular access to the garage and access towards the rear garden.

The beautifully landscaped rear garden provides an attractive and thoughtfully arranged outdoor space, designed to combine practical everyday use with opportunities for relaxation and entertaining. Immediately adjoining the property is a delightful covered patio seating area, accessed directly from the sitting room through double-glazed French doors, providing a sheltered setting for outdoor dining and social gatherings throughout the seasons.
Beyond the patio, the garden incorporates a neatly maintained lawn, established shrub borders and attractive planting, creating a pleasant and inviting environment. A combination of timber fencing and brick boundary walls provides enclosure, whilst external electrical power points positioned throughout the garden offer additional convenience for outdoor lighting and entertaining.

AML Disclaimer

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject

to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

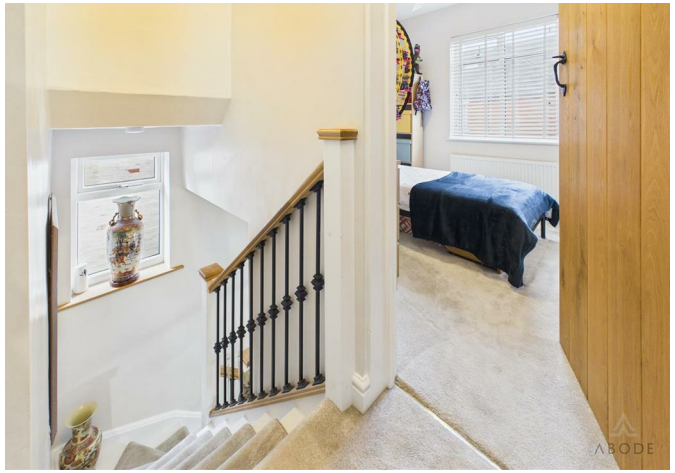
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.














ABODE


ABODE


ABODE


ABODE











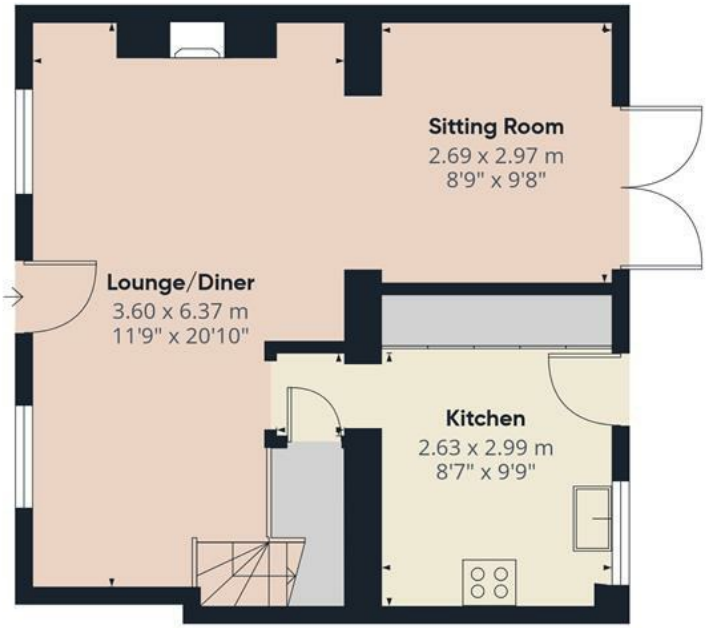












Floor 0



Floor 1



ABODE

Approximate total area(1)

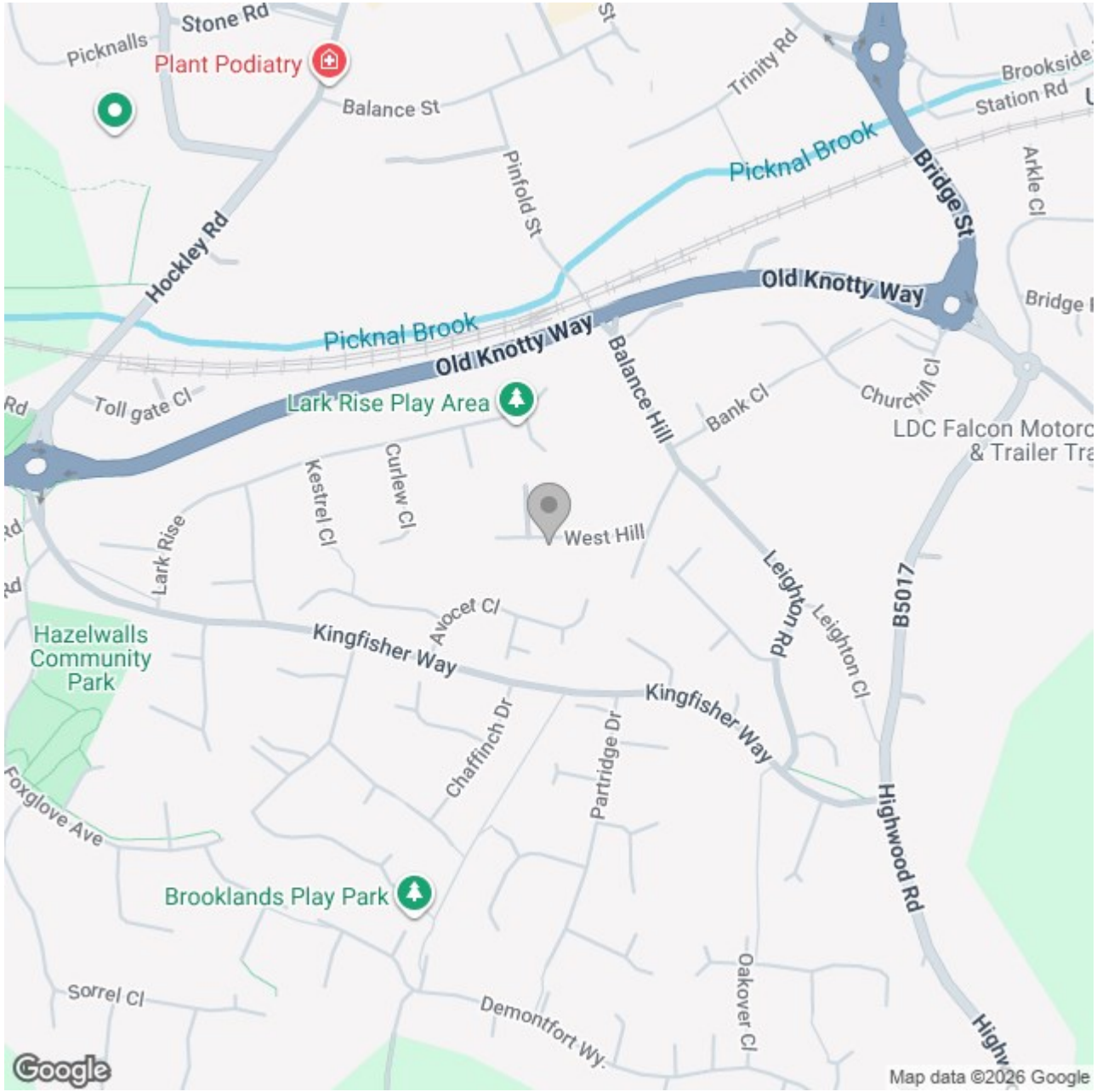
78.6 m²

847 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	73	79
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.