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SALES & LETTINGS

Dunnock Close, Uttoxeter, Staffordshire, ST14 8XD

£247,500









A beautifully refurbished three-bedroom semi-detached property, located in a popular residential estate in the market town of Uttoxeter. The current owners have thoughtfully refurbished and improved the home to a wonderful standard, creating a modern and stylish living space. In brief, the property comprises a hallway, cloakroom/WC, lounge, kitchen/diner, three bedrooms, and a family bathroom.

The property benefits from uPVC double glazing throughout and gas central heating, ensuring comfort and efficiency.

The garden has undergone a complete re-landscaping, featuring high-quality tiling, low-maintenance artificial grass, planted soil borders, and a larger entertaining patio area – perfect for outdoor relaxation and hosting guests. The low-maintenance design makes it ideal for those looking for a practical yet attractive garden space. Additionally, there is off-road parking to the side elevation of the property.

Viewings are strictly by appointment only. To arrange an internal inspection, contact ABODE on 01889 567777.

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Hallway
With a UPVC front entry door leading into, central heating radiator, staircase rising to the first floor landing, doorbell chime, master telephone socket, smoke alarm and internal oak door entries lead to:

Cloaks/W.C.
With a UPVC double glazed frosted glass window to the front elevation, low-level WC with button flush, wash hand basin with mixer tap, tiling to lower wall coverings, chrome heated towel radiator.

Lounge
With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, useful built-in under stairs storage and utilities cupboard, internal oak door leading to:

Kitchen/Diner
With a uPVC double-glazed window to the rear elevation and uPVC double-glazed double doors leading to the rear patio, the kitchen features a range of matching high-gloss base and eye-level storage cupboards and drawers with quartz-effect drop-edge preparation work surfaces. Integrated appliances include a stainless steel sink with mixer tap, four-ring induction electric hob with stainless steel extractor hood, double oven/grill, fridge, freezer, washing machine, space for a dishwasher, and space for further freestanding under-counter white goods. Complementary tiled flooring is featured throughout, along with a central heating radiator and an electrical consumer unit.



Landing
With a UPVC double glazed window to the side elevation, smoke alarm, central heating radiator, access into loft space via loft hatch (which is boarded, insulated and has lighting), internal oak doors lead to:

Bedroom One
With a UPVC double glazed window to the front elevation, a range of bespoke built-in fitted wardrobes comprising of hanging rails and shelving, TV aerial and central heating radiator.




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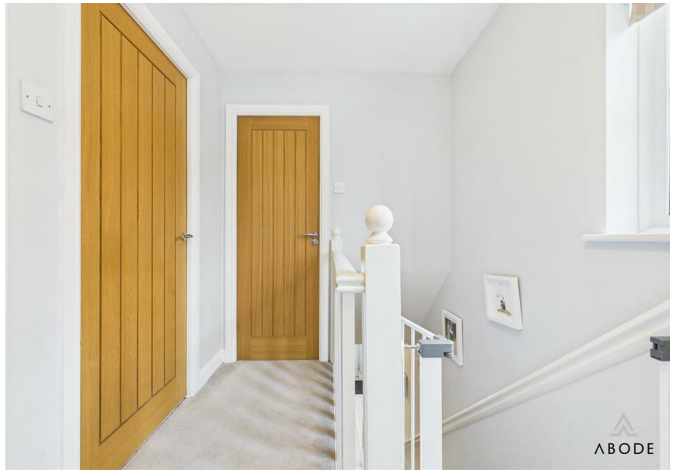

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Bedroom Two

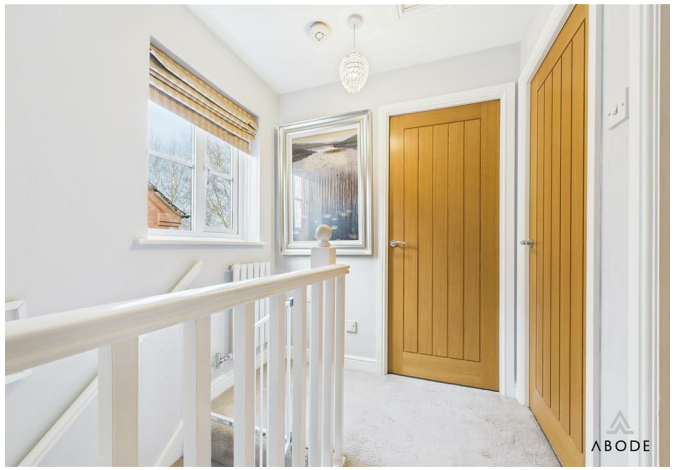
With a UPVC double glazed window to the rear elevation and a central heating radiator.

Bedrom Three

With a UPVC double glazed window to the rear elevation and a central heating radiator.

Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC with button flush, pedestal wash hand basin with mixer tap and tiled splashback, bath unit with shower over and tiling to wall coverings, chrome heated towel radiator, shaving point, extractor fan and useful over stairs storage cupboard which houses the central heating combination gas boiler.








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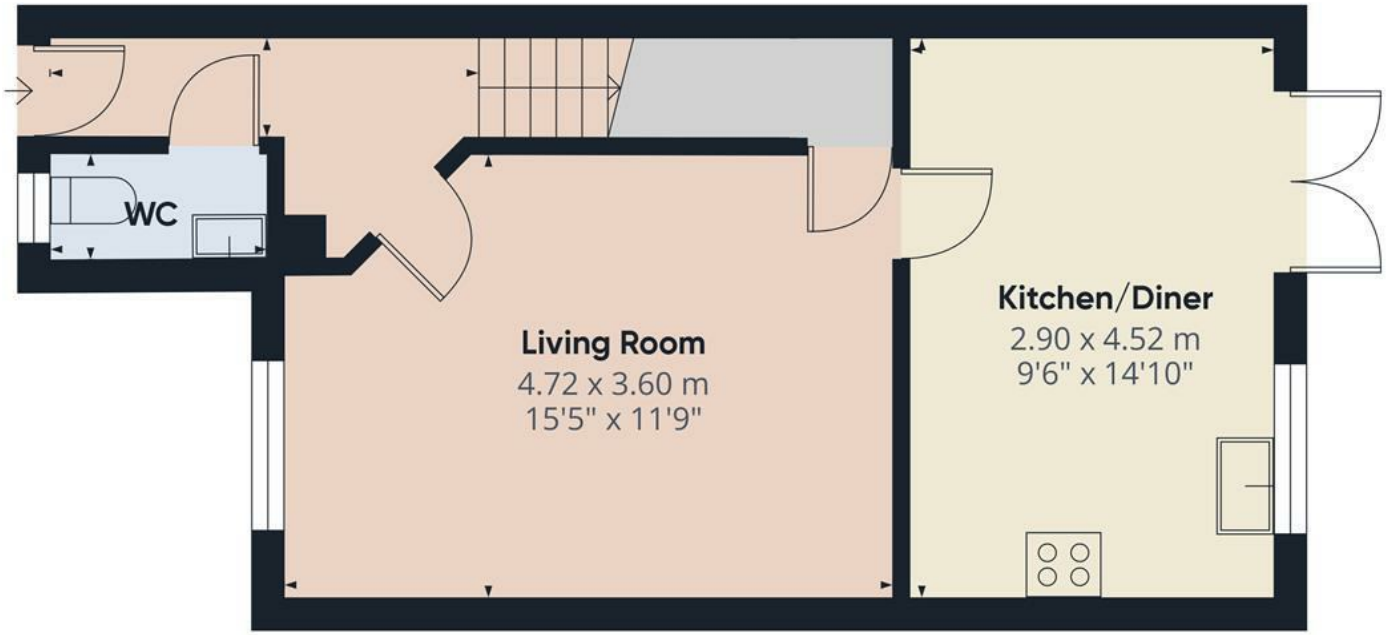

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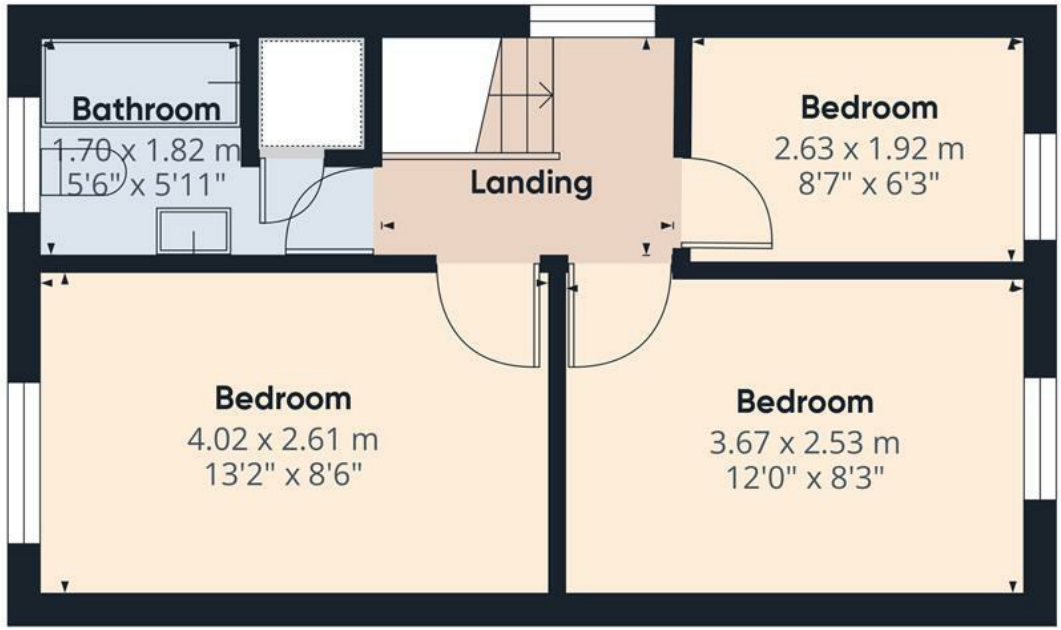

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Floor 0



Floor 1

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Approximate total area(1)

69.06 m²

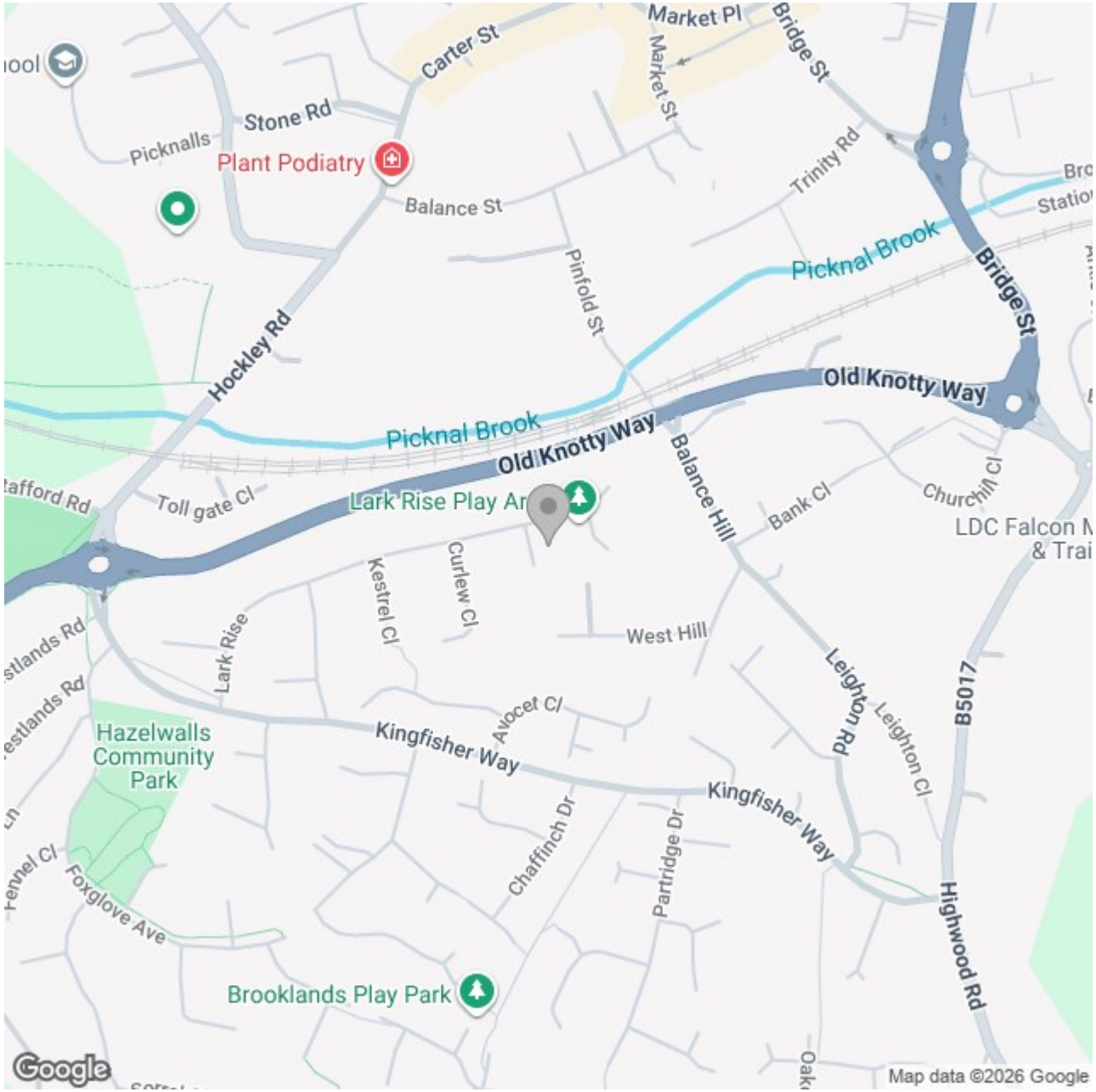
743.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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	

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.