





**\*\* THREE BEDROOM SEMI-DETACHED HOME \*\* GARAGE \*\* NO CHAIN \*\***

Nestled in the market town of Uttoxeter, this modern semi-detached family home boasts proximity to various local amenities such as reputable schools, shops, supermarkets, sports facilities, dining establishments, and a railway station. With superb transport links to the A50, connecting to the M1 and M6, as well as neighboring towns like Stoke, Stafford, and Derby, accessibility is a notable feature. The ground floor hosts a lounge, kitchen diner, and guest cloakroom, while the first floor accommodates three bedrooms alongside an en suite and a family bathroom. External features include a front forecourt garden, a rear garden, and a garage.



## Description

### Hallway:

Equipped with a central heating radiator, the entrance hall leads to:

### Living Room:

Featuring a double glazed window overlooking the front, a focal point fireplace containing an electric fire, and a central heating radiator, the lounge connects to:

### Dining Area:

Adorned with double glazed patio doors opening to the rear garden, a central heating radiator, an understairs storage cupboard, and access to the cloakroom, the dining area flows into the kitchen area through an archway.

### Kitchen Area:

Comprising a well-fitted kitchen with a one and a half bowl sink and drainer set in a base unit, additional base and wall units, a complementary work surface, an integrated electric oven with a gas hob and cooker hood above, plumbing for a washing machine, space for further appliances, and complemented by tiled surfaces, the kitchen area is illuminated by a double glazed window overlooking the rear garden.

### Guest Cloakroom:

Featuring a low-level w.c., a wash hand basin with splashback tiling, and a central heating radiator.

### Staircase from the Hallway:

Ascending to:

### First Floor Landing:

Featuring a double glazed window on the side, access to the loft, a cupboard housing the hot water tank, and doors leading to:

### Bedroom One:

Offering a double glazed window to the front, a central heating radiator, and an en suite with a shower cubicle, a wash hand basin, a low-level w.c., and complementary tiling.

### Bedroom Two:

Featuring a double glazed window to the rear and a central heating radiator.

### Bedroom Three:

With a double glazed window to the front and a central heating radiator.

### Family Bathroom:

Comprising a bath with mixer tap, a wash hand basin, a low-level w.c., a central heating radiator, and complementary tiling, illuminated by an obscure double glazed window to the rear.

### Garage:

Accessible via an up and over door.

### Gardens:

Featuring a front forecourt garden with a lawn and plantings, and a rear garden predominantly laid to lawn with a paved patio area enclosed by timber fence boundaries.

## Estate Charges

Please note a charge of £350.00 per annum applies for the upkeep of a section of hard stone ground, identified by a threshold from the council owned road when turning the



corner onto this cul de sac. Several of the properties are required to pay an annual fee for upkeep, maintenance, public liability insurance. The managing agent is HML Property Management Services. Paid in September every year.

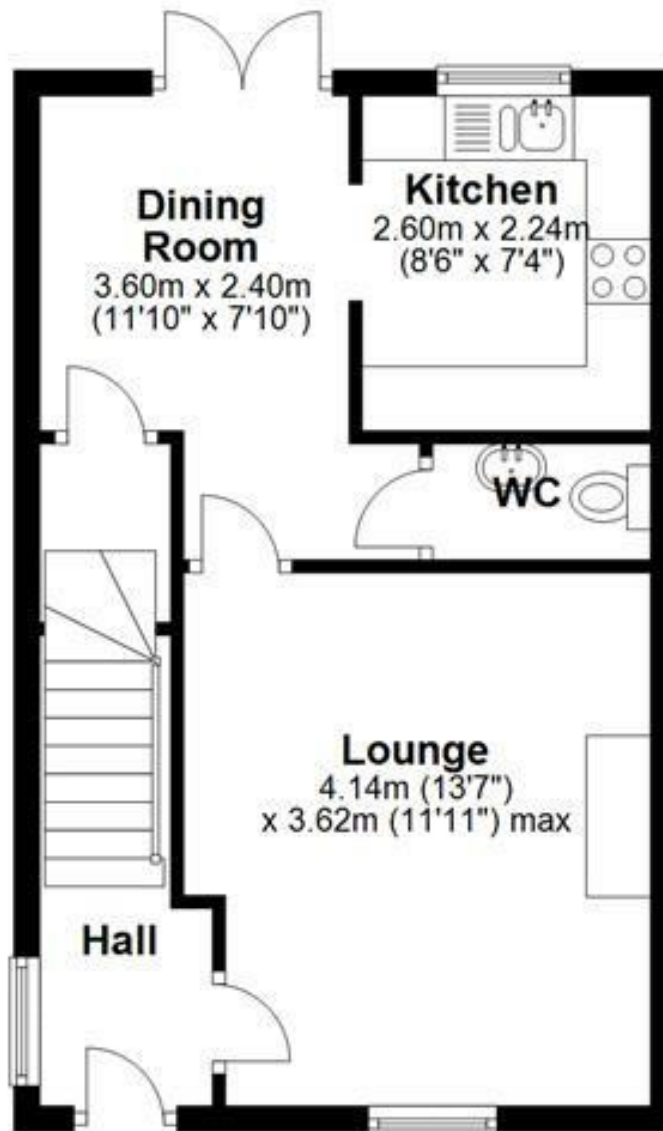






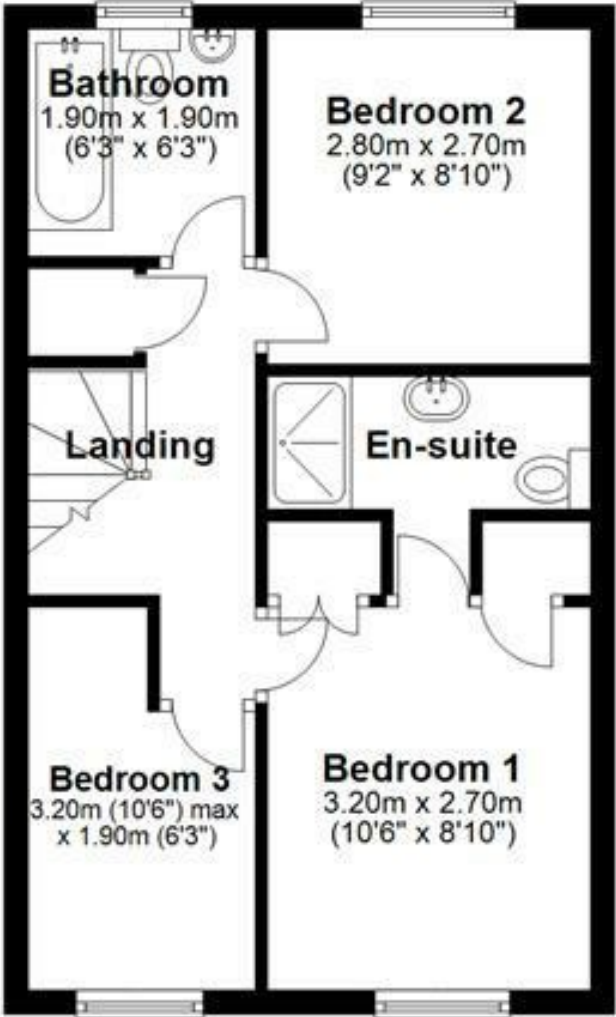


## Ground Floor

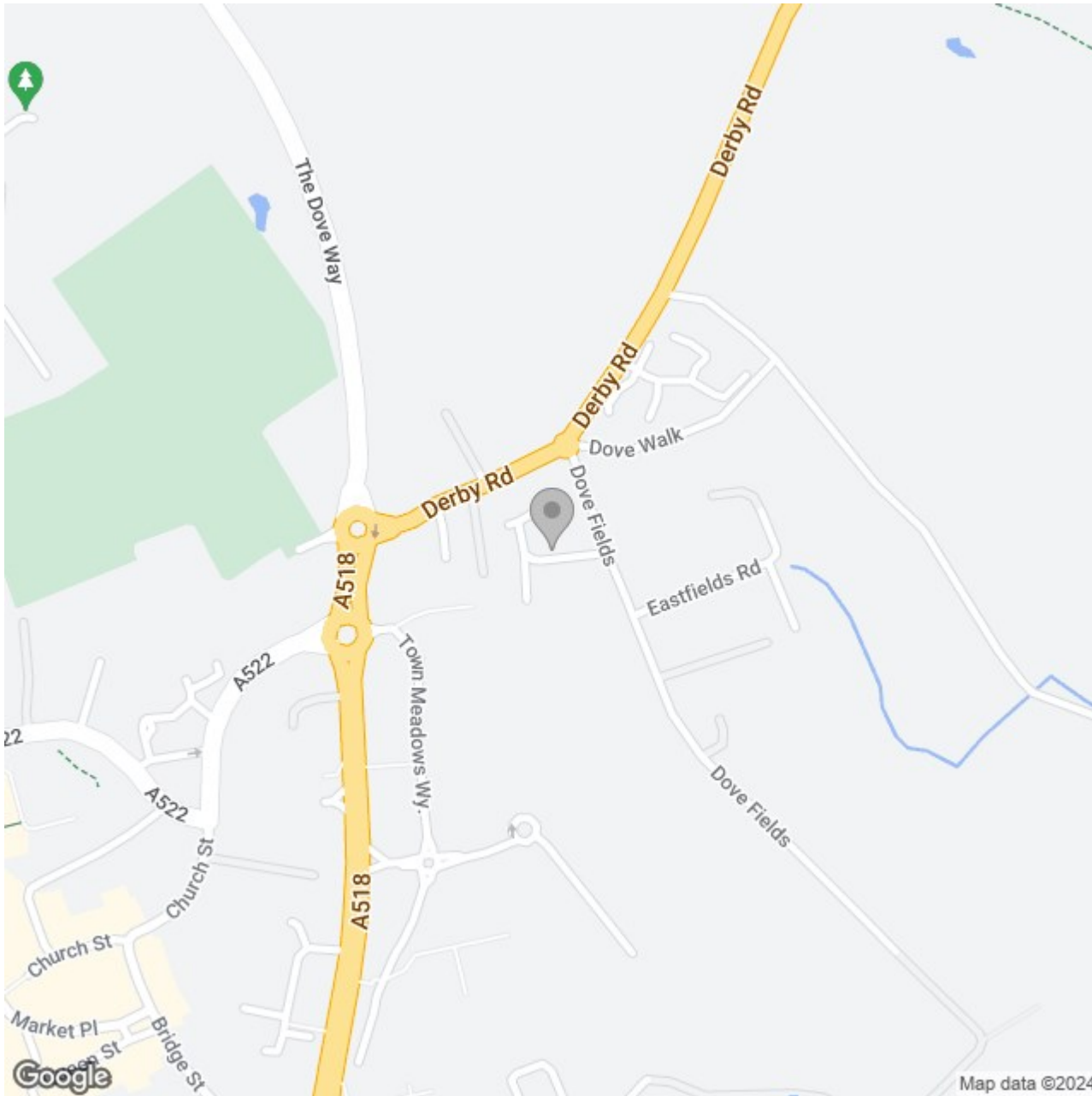


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

**First Floor**







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	