



## 41 Greenacres Drive Uttoxeter, ST14 7EB

**\*\* TWO STOREY EXTENDED THREE BEDROOM DETACHED HOME \*\* CARPORT \*\* CORNER PLOT \*\***

This impressive three-bedroom detached residence sits on a generous plot, offering ample off-road parking to the front and side, leading to a carport. Boasting a two-story extension to the rear, this home features full uPVC double glazing and gas central heating throughout. Internally, it comprises a hallway, spacious living room, dining room, WC, breakfast kitchen, three bedrooms, and a family bathroom.

Positioned just on the outskirts of the Town Centre, this property provides convenient access to local amenities including shops, schools, and leisure facilities. With easy reach to the A50, connecting to major road networks, and a short drive from the scenic Peak District, it offers both accessibility and tranquility. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

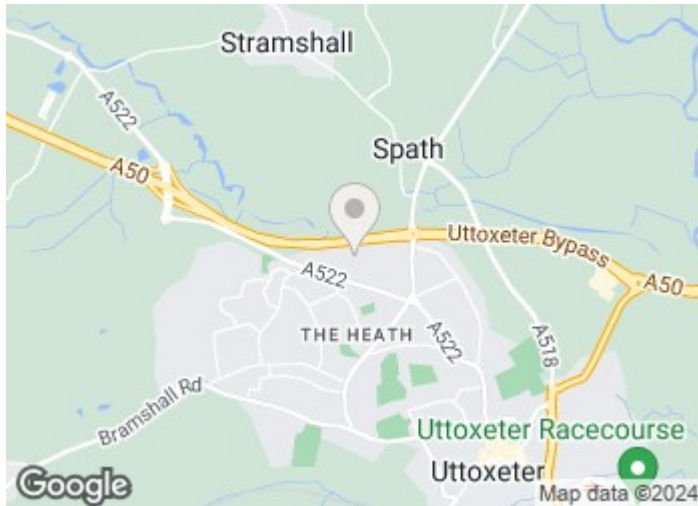
**Asking Price £249,950**

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Property



Directions





# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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