





**\*\* NO CHAIN \*\* THREE STOREY THREE BEDROOM  
MODERN TOWN HOUSE \*\* SPACIOUS PLOT TO SIDE \*\*  
GARAGE \*\***

Being the original Showhome with upgraded tiling and storage units. Ground floor entry into the hallway granting access to a guest WC, stairs leading to the first floor, and entry points to both the sitting room and kitchen. The kitchen boasts modern fixtures, including a built-in stainless steel oven, hob, hood, fridge/freezer, and provisions for a washing machine.

The sitting room offers French doors that open onto the decked area in the rear garden. Moving to the first floor, you'll find a spacious double bedroom, a generously sized L-shaped single bedroom, and the family bathroom. Ascending to the second floor reveals the master bedroom suite, complete with an en-suite bathroom and built-in wardrobes. Outside, the property features a landscaped garden to side, with a gate providing access to parking and the attached garaging.

The property is conveniently located within easy access to local amenities such as shops, schools, leisure centre and still only a short journey to the centre of Uttoxeter. Easy access to A50 which links all major road links. Viewings are strictly by appointment only.



## Hallway

With a composite front entry door leading into, central heating radiator, doorbell chime, alarm system unit, consumer unit, thermostat, smoke alarm, internal doors leading to:

## Kitchen

With a UPVC double glazed window to the front elevation, a range of matching base and eye level storage cupboards and drawers with wood block effect roll top preparation work surfaces and complementary tiling surrounding, integrated appliances include a stainless steel sink and drainer with mixer tap, four ring gas hob, stainless steel extractor hood, oven, grill, fridge, freezer, plumbing for undercounter freestanding white goods, central heating gas boiler, central heating radiator, spotlighting to ceiling and carbon monoxide detector.

## Cloaks/WC

With a low-level WC, pedestal wash hand basin with mixer tap, central heating radiator, spotlighting to ceiling and extractor fan.

## Lounge

With a UPVC double glazed set of double doors leading to the rear patio, focal point electric fireplace, central heating radiator, TV aerial point, useful under stairs storage cupboard.

## First Floor Landing

With smoke alarm, central heating radiator, staircase rising to the second floor, internal doors lead to:



## Bedroom Two

With 2x UPVC double glazed windows to the front elevation and central heating radiator.

## Bedroom Three

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







### Family Bathroom

With a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin, panelled bath unit with shower over and complementary tiling to wall coverings, shaving point, central heating radiator, spotlighting to ceiling, extractor fan and air cupboard housing the Megaflow pressurised hot water system.

### Second Floor Landing

With smoke alarm, central heating radiator and door leading to:

### Bedroom One

With a UPVC double glazed window to the front elevation, timber double glazed Velux window to both front and rear elevations, central heating radiator x2, telephone point, TV aerial point, useful over stairs storage cupboard with hanging rail and shelving, built-in wardrobes and drawers feature shelving and hanging rails, access to loft space via loft hatch, internal door lead to:



### En-suite

Featuring a three-piece shower suite comprising of low-level WC, pedestal wash hand basin, corner shower cubicle with sliding glass screen and tiling to wall coverings, central heating radiator, extractor fan, shaving point, eaves storage and a timber double glazed window to ceiling.

### Garage

With an up and over door to the front elevation.

### Outside

With a timber patio leading to a garden mainly lawn, which houses a variety of shrubs and mature trees providing a good group privacy to the plot. Side entry leads to the off road parking space and attached garage.



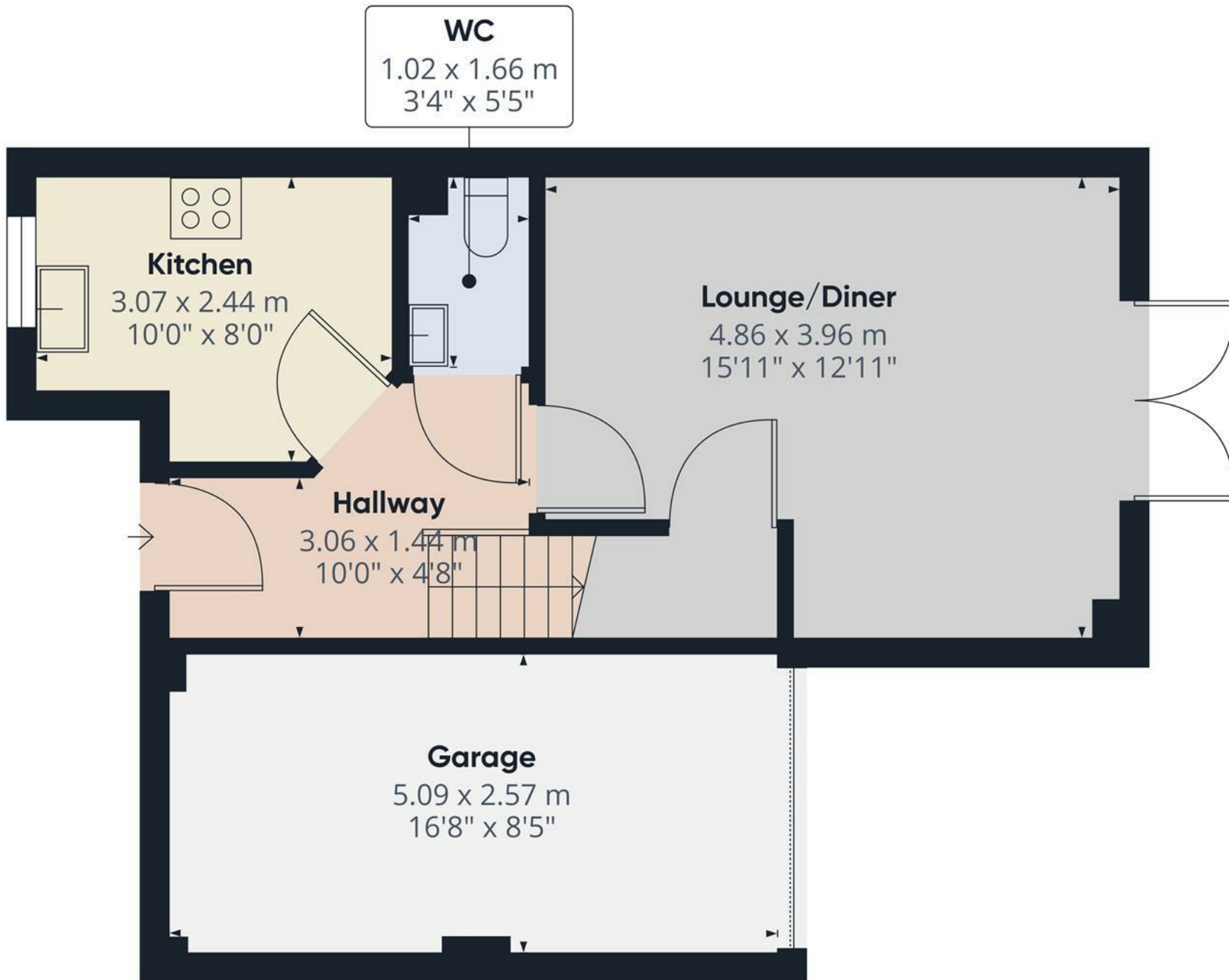












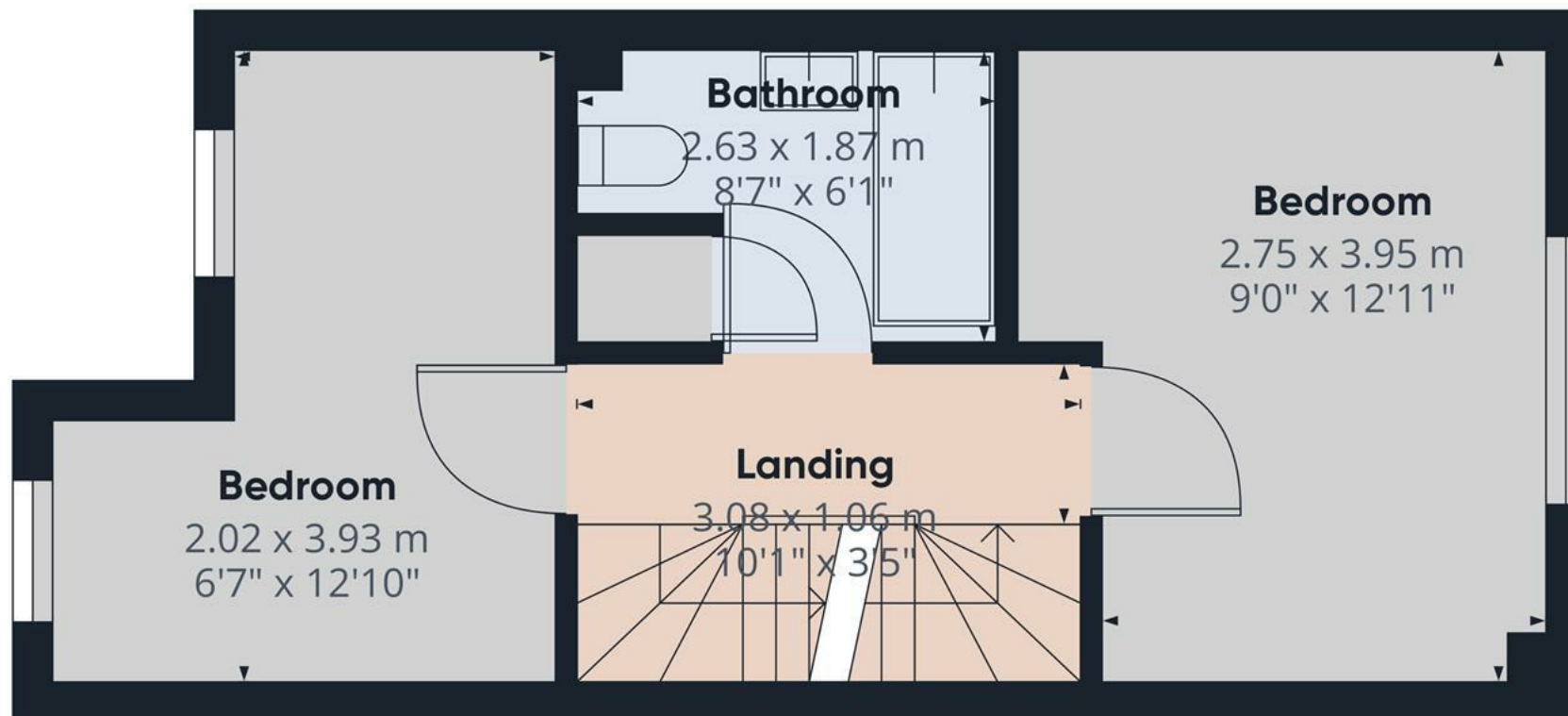
Approximate total area<sup>(1)</sup>  
46.3 m<sup>2</sup>  
498.39 ft<sup>2</sup>

(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.

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Floor 0



Approximate total area<sup>(1)</sup>

33.15 m<sup>2</sup>

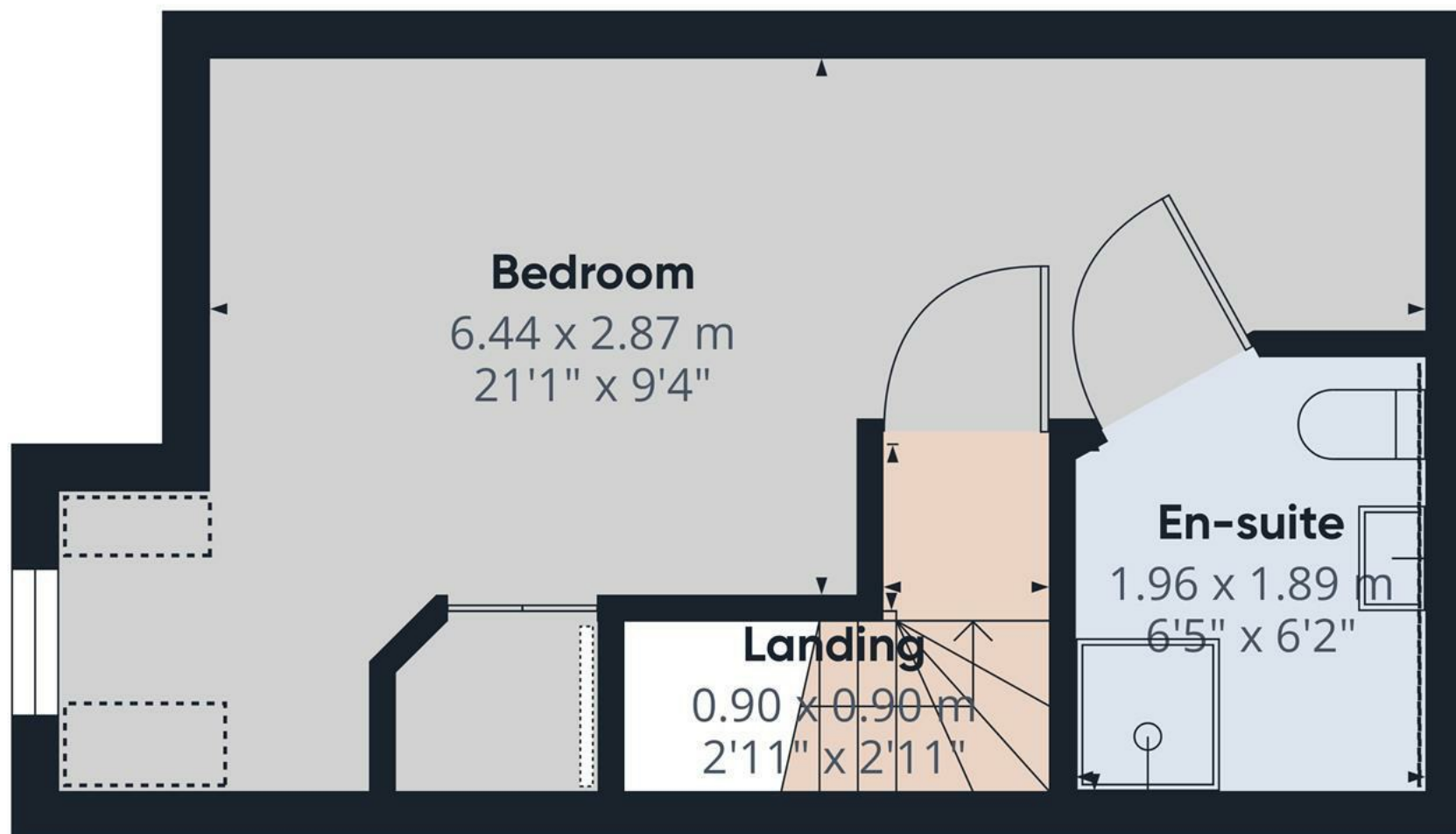
356.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



**Approximate total area<sup>(1)</sup>**

23.7 m<sup>2</sup>  
255.1 ft<sup>2</sup>

**Reduced headroom**

0.99 m<sup>2</sup>  
10.68 ft<sup>2</sup>

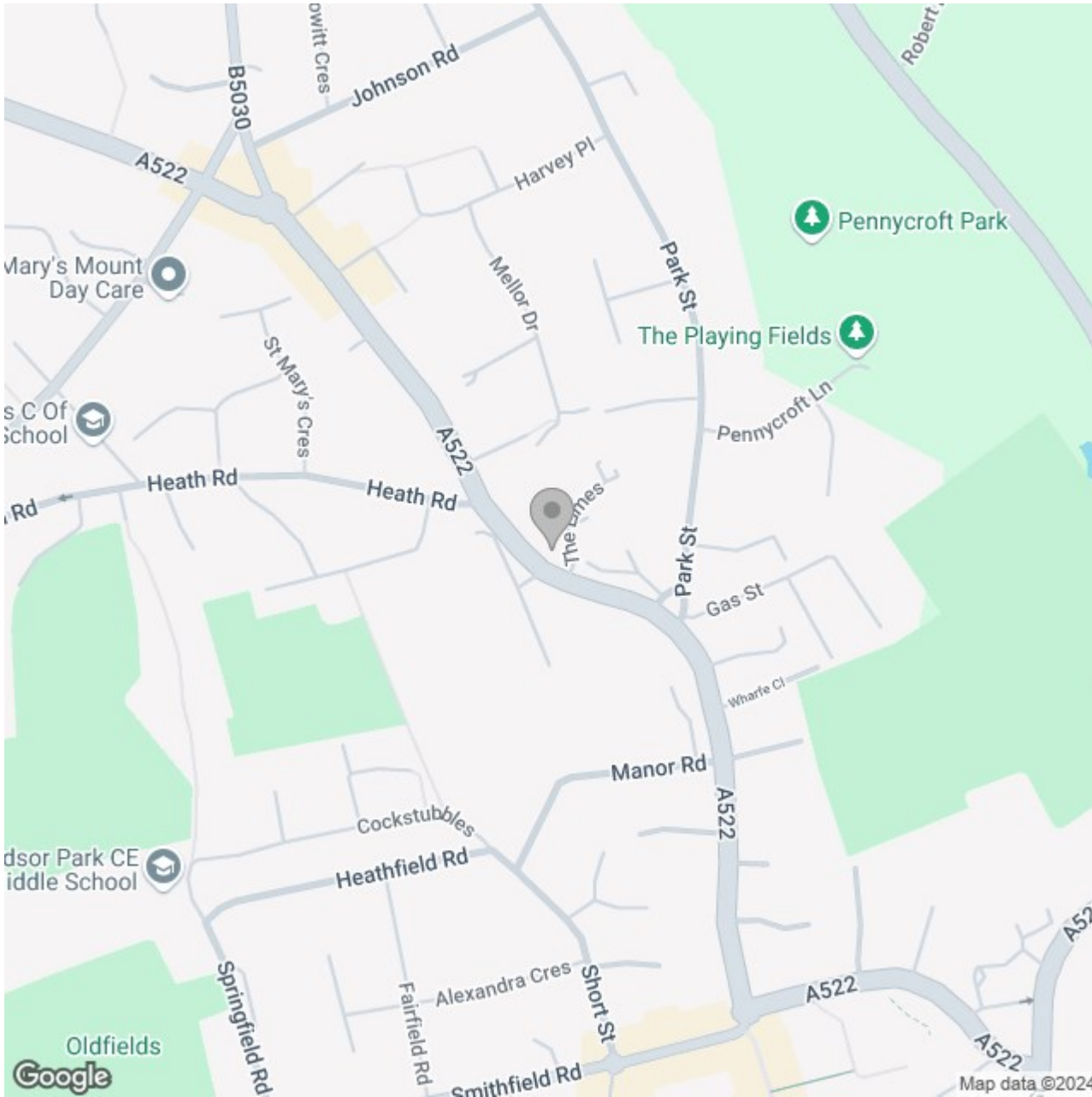
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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Floor 2



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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	