





Internal inspection is essential to appreciate this detached cottage benefitting from no upward chain and vacant possession. Displaying original character features such as exposed A-frame beam work and trusses, sandstone 'cheese presses', and focal point fireplaces. The property offers an abundance of potential to a discerning buyer, offering a spacious plot and detached garage with former brick outbuildings.

The accommodation briefly comprises: Kitchen/diner, dining room, cloaks/WC, lounge, conservatory, landing, three spacious bedrooms and family bathroom. Conveniently located within short distance to the town centre, the property offers easy access to local amenities such as shops, schools, and a leisure centre. It is also close to the A50, providing links to major road networks and a short drive from the Peak District.

Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Kitchen

The kitchen features a rear glazed entry door, a front frosted glazed entry door, glazed window to the front elevation, exposed beam work to ceiling. The kitchen features a range of matching base and eyelevel storage cupboards and drawers with wood block effect roll top preparation work surfaces, integrated appliances include a four ring hob, extractor hood, oven/grill and further space for freestanding and plumbing for undercounter white goods, useful stairs storage cupboard, telephone line, central heating radiator, spotlighting to ceiling, internal door leading to:

Dining Room

With a glazed window to the front elevation, staircase rising to the first floor landing, exposed beam work to ceiling, useful under stairs storage cupboard housing the boiler, internal doors lead to:

Cloaks/WC

With a low level WC (important note: not plumbed in) and wash hand basin.

Lounge

With two glazed units to the front elevation, central heating radiator, focal point fireplace with timber mantle and exposed brick backing, TV aerial point and glazed doors lead to:

Conservatory

With double glazed units to rear and side elevations, double glazed doors leading to the rear patio and tiled flooring throughout.



Landing

With a glazed window to the front elevation, exposed beam work to vaulted ceiling, internal doors lead to:

Bedroom One

With original A-frame trusses to ceiling, two central heating radiators and access to loft space via loft hatch.

Bedroom Two

Featuring dual aspect windows to rear side elevations the two glazed units, exposed beam work to ceiling, useful overhead storage cupboards and central heating radiator.







Bedroom Three

With a glazed window to the front elevation, exposed beam work to vaulted ceiling, access to loft space via loft hatch, central heating radiator and telephone point.

Bathroom

With a frosted glazed 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, bath unit with glass screen and shower over, complementary tiling to wall coverings, exposed beam work to ceiling, spotlighting and central heating radiator.

Outside

Situated on the secluded part of the desirable Wood Lane of Uttoxeter and a stones throw to the Uttoxeter golf course and Racecourse, yet still within walking distance to the town centre. The property is approached via gated entry to the side elevation, leading to a gravelled driveway and laid to lawn gardens. The drive leads to a detached garage with an up and over door to front. The plot is surrounded by mature trees and benefits from a high degree of privacy. Situated to the side of the garage is a former pig sty, which offers huge potential for conversion (subject to necessary permissions). To the side of the property are three antique sandstone cheese presses and access leading to the property frontage.













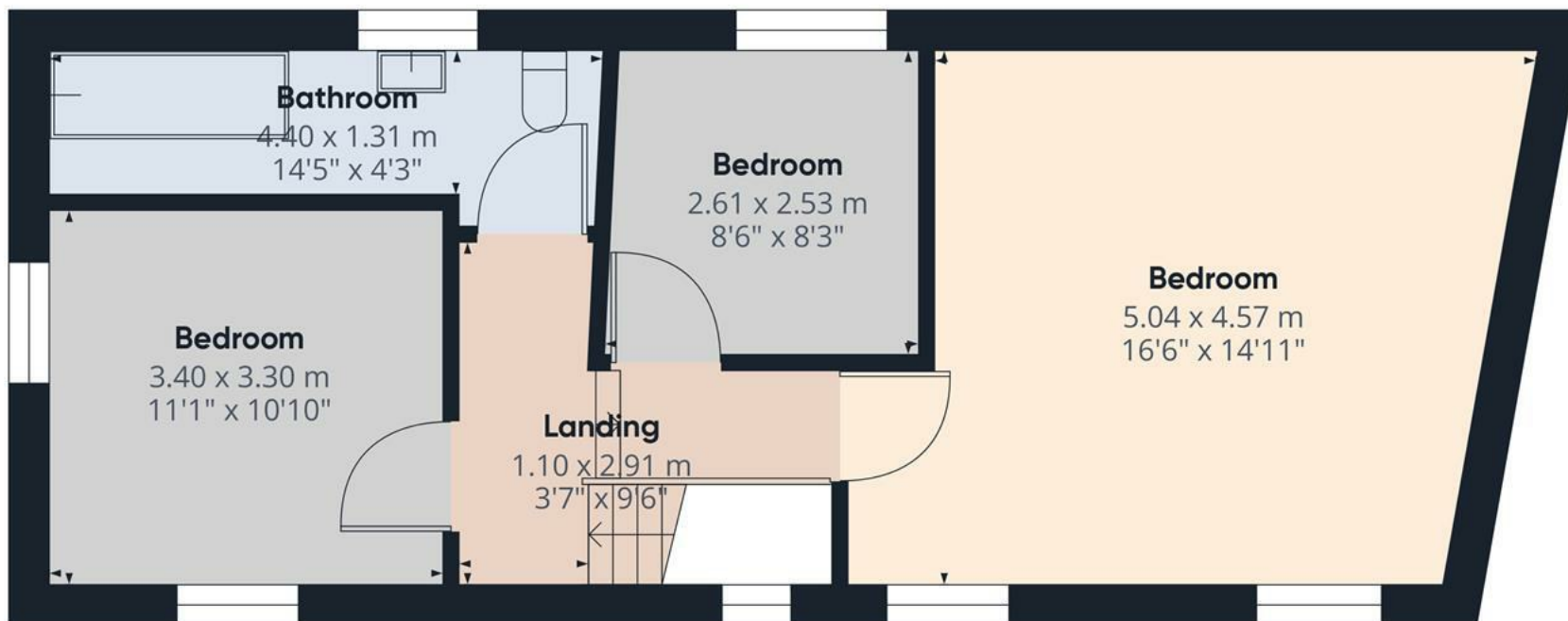
Approximate total area⁽¹⁾
66.95 m²
720.6 ft²

(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.

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Floor 0



Approximate total area⁽¹⁾

50.5 m²

543.54 ft²

(1) Excluding balconies and terraces

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Floor 1

