





Welcome to this exceptional four-bedroom detached home in the highly desirable Lioncourt Homes development, located in the charming market town of Uttoxeter. This residence combines modern luxury with traditional charm, ideal for families and professionals alike.

The home features four spacious bedrooms, with two offering en-suite bathrooms for added convenience. A detached double garage provides secure parking and additional storage. The beautifully landscaped gardens create a serene outdoor oasis, perfect for relaxation and outdoor dining.

With high energy performance, this home ensures reduced energy consumption. Two elegant reception rooms offer versatile living spaces for entertaining and home office. Conveniently situated close to local amenities, including shops, restaurants, schools and a stones throw to Bramshall Park.

Viewings strictly by appointment only.



Hallway

With a composite front entry door leading into, balustrade staircase rising to the first floor landing, telephone point, doorbell chime, thermostat, central heating radiator, smoke alarm, internal oak doors lead to:

Study

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

Cloaks/WC

With a UPVC double glazed frosted glass window to the rear elevation, low-level WC, pedestal wash hand basin with mixer tap, central heating radiator, tiling to lower wall half, alarm system unit, spotlight to ceiling and extractor fan.

Lounge

With dual aspects, including a double glazed bay window to frontage and double glazed window to rear, Tv aerial point and central heating radiator.

Kitchen/Diner

With 2x UPVC double glazed windows to the rear elevation, UPVC double glazed French doors with adjoining double glazed window units to the side elevation. The bespoke kitchen features a range of matching base and storage cupboard and drawers with drop edge preparation work surfaces and LED downlighting. A range of integrated appliances includes a one and a half composite sink and spray mixer tap with drainer, four ring induction hob with matching extractor hood, double oven/grill, fridge, freezer, dishwasher, two central heating radiators, spotlight into ceiling, useful under stairs storage cupboard and internal door leading to:



Utility Room

With a double glazed side entry door leading into, a range of matching base level storage cupboards with drop edge preparation work surfaces. Integrated appliances include a composite sink and drainer with spray mixer tap and housing is the central heating gas boiler, plumbing space for freestanding undercounter white goods, central heating radiator, integrated fridge, carbon monoxide detector, extractor fan and spot lighting to ceiling.







Landing

With smoke alarm, access to loft space via loft hatch, central heating radiator and airing cupboard housing the pressurised hot water system, internal outdoors lead to:

Bedroom One

With a UPVC double glazed window to the rear elevation and central heating radiator, thermostat control, internal door leads to:

En-suite One

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, floating wash hand basin with mixer tap, double shower cubicle with sliding glass screen and waterfall showerhead, creme heated towel radiator, shaving point, spot lighting to ceiling and extractor fan.

Bedroom Two

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

En-suite Two

With a UPVC double glazed window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC, floating wash hand basin with mixer tap, shower cubicle with folding glass screen and waterfall showerhead with complementary tiling to wall coverings, chrome heated towel radiator, shaving point, spotlighting ceiling, extractor fan and a built-in storage cupboard with eye level shelving.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

With a UPVC double glazed frosted glass window window to the rear elevation, featuring a four piece bathroom suite comprising of low-level WC, floating wash and basin with mixer tap, double shower cubicle with sliding glass screen and complementary timing to wall coverings, bath unit with glass screen, mixer tap and waterfall showerhead with complementary tiling to wall coverings, heated towel radiator, extractor fan and spot lighting to ceiling.





 **ABODE**
SALES & LETTINGS



 **ABODE**
SALES & LETTINGS



 **ABODE**
SALES & LETTINGS



 **ABODE**
SALES & LETTINGS

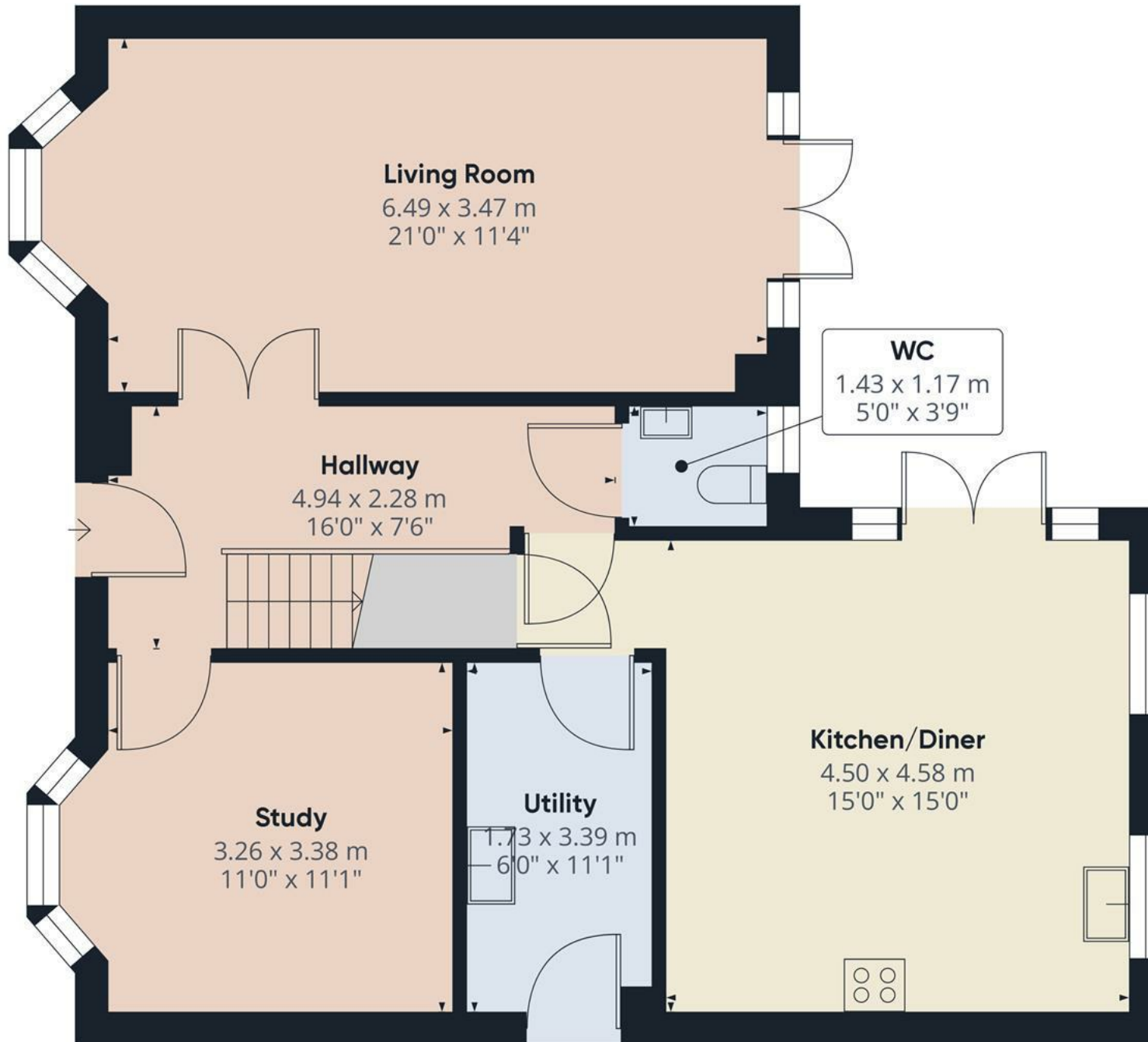








ABODE
SALES & LETTINGS



Floor 0

Approximate total area⁽¹⁾

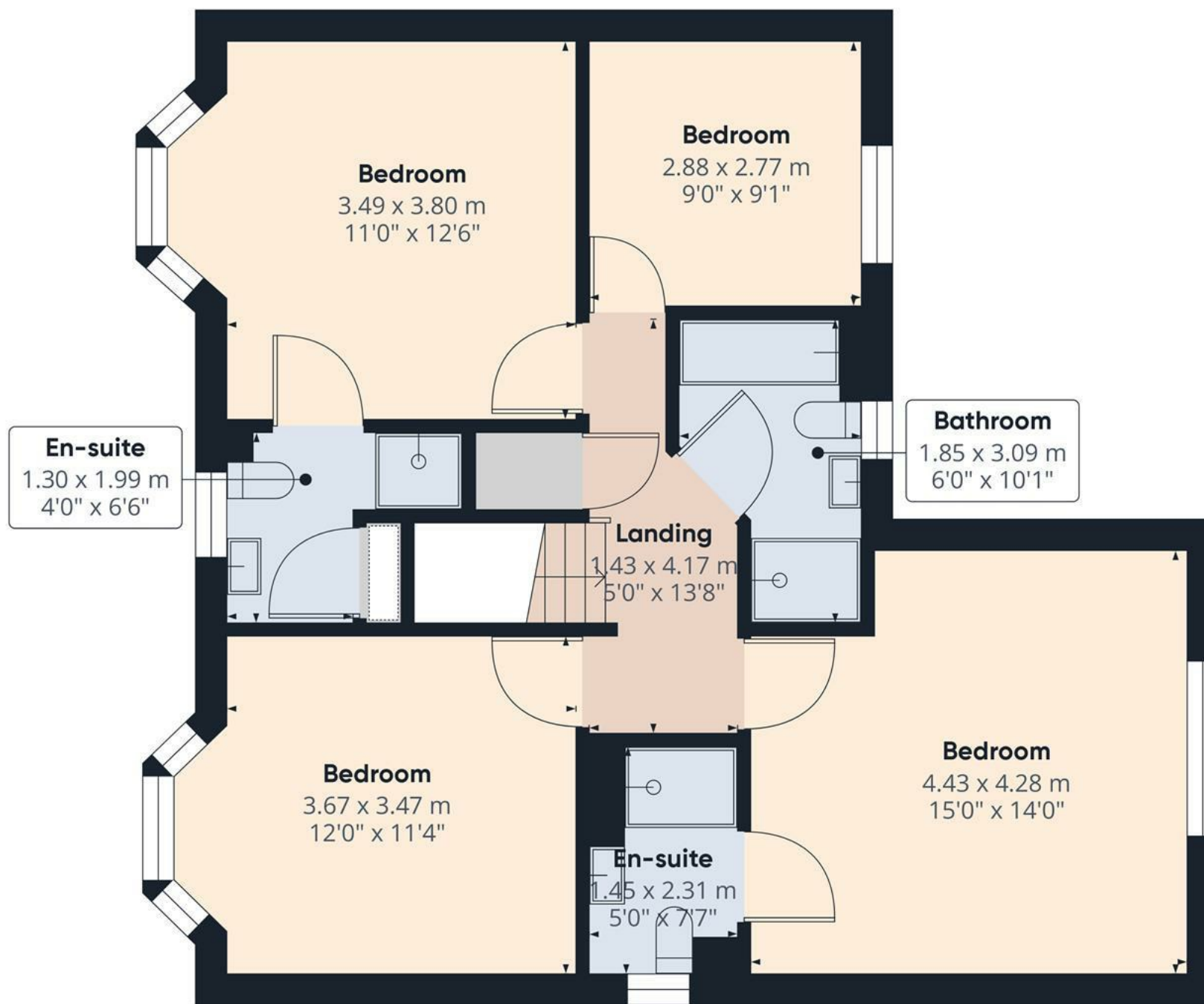
77.19 m²

830.87 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.

GIRAFFE360



Floor 1

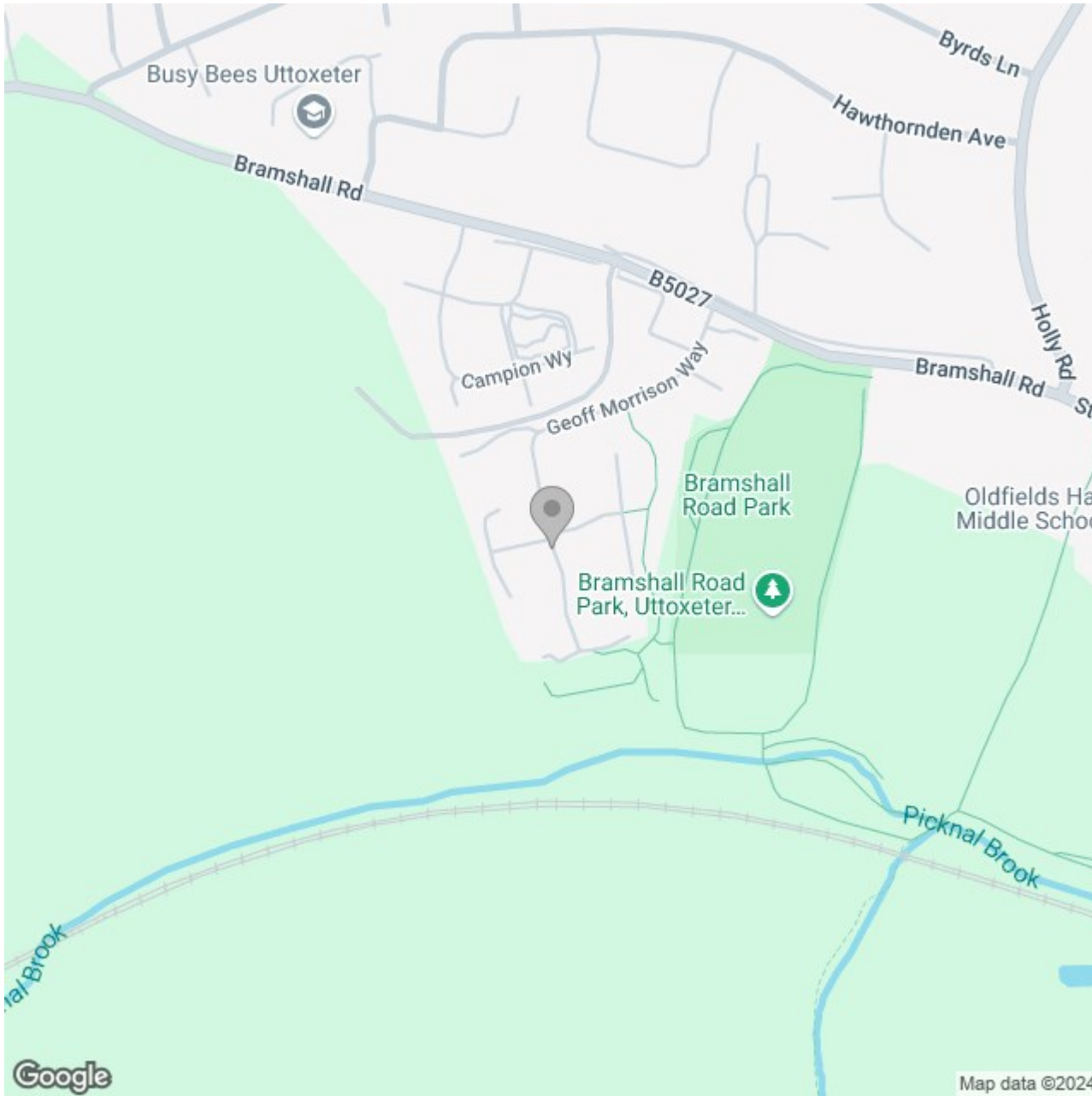
Approximate total area⁽¹⁾

71.84 m²
773.28 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	