



ABODE



**** TWO BEDROOM BUNGALOW ** GARAGE **
CUL-DE-SAC LOCATION**

This fully modernized two-bedroom semi-detached bungalow is situated in a peaceful cul-de-sac on the outskirts of Uttoxeter town centre. Offered for sale the property is move-in ready.

The bungalow features an open-plan living/dining kitchen area, two well-proportioned bedrooms, and a family shower room. Externally, the property includes an attached garage with an up-and-over door. The bungalow is equipped with full uPVC double glazing and gas central heating.

Conveniently located just outside the town centre, the bungalow offers easy access to local amenities such as shops, schools, and a leisure centre. It is also well-connected to major road networks via the A50, linking to the M1 and M6.

Viewings are strictly by appointment only.

This property represents an excellent opportunity for buyers seeking a modern home in a desirable location without the hassle of renovations.



 **ABODE**
SALES & LETTINGS

Property

Interior Features

Kitchen/Living Area (4.34m x 4.72m | 14'3" x 15'6"):

The open-plan space includes a modern kitchen with wall and base units, a stainless steel sink with a drainer and mixer tap, an electric hob and oven with an extractor fan, and integrated appliances such as a fridge, freezer, dishwasher, and washer/dryer. The room is well-lit with spotlights and has a radiator for heating. The front door opens into this area, making it the heart of the home.

Inner Hallway: The hallway provides access to the loft, which is equipped with a pull-down ladder and boarded for additional storage. A radiator ensures this space is kept warm.

Bedroom 1 (3.94m x 2.97m | 12'11" x 9'9"): This bedroom features built-in wardrobes, a radiator, and double doors that lead out to the rear garden, offering a private retreat.

Bedroom 2 (3.20m x 1.65m | 10'6" x 5'5"): A cozy room with a radiator and double doors opening to the rear garden.

Shower Room (1.50m x 1.96m | 4'11" x 6'5"): The modern shower room includes a shower cubicle, WC, wash basin, heated towel rail, and spotlights, providing a comfortable and functional space.

Outside

The bungalow is surrounded by low-maintenance front and rear gardens, featuring paved and gravelled areas with decorative borders. A driveway offers off-street parking and leads to an attached



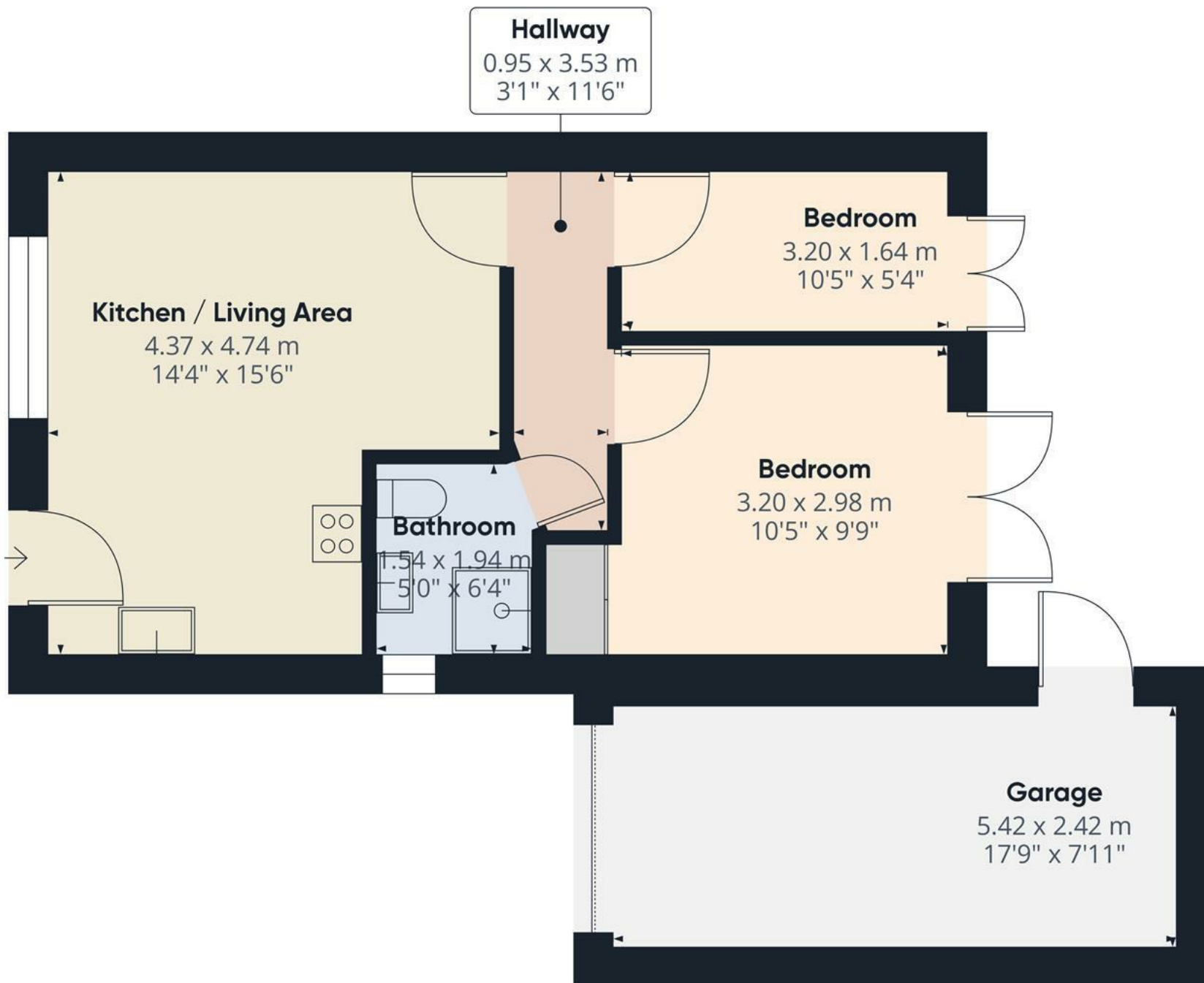
single garage with an up-and-over door. The property is equipped with uPVC double glazing and gas-fired central heating for energy efficiency and comfort.









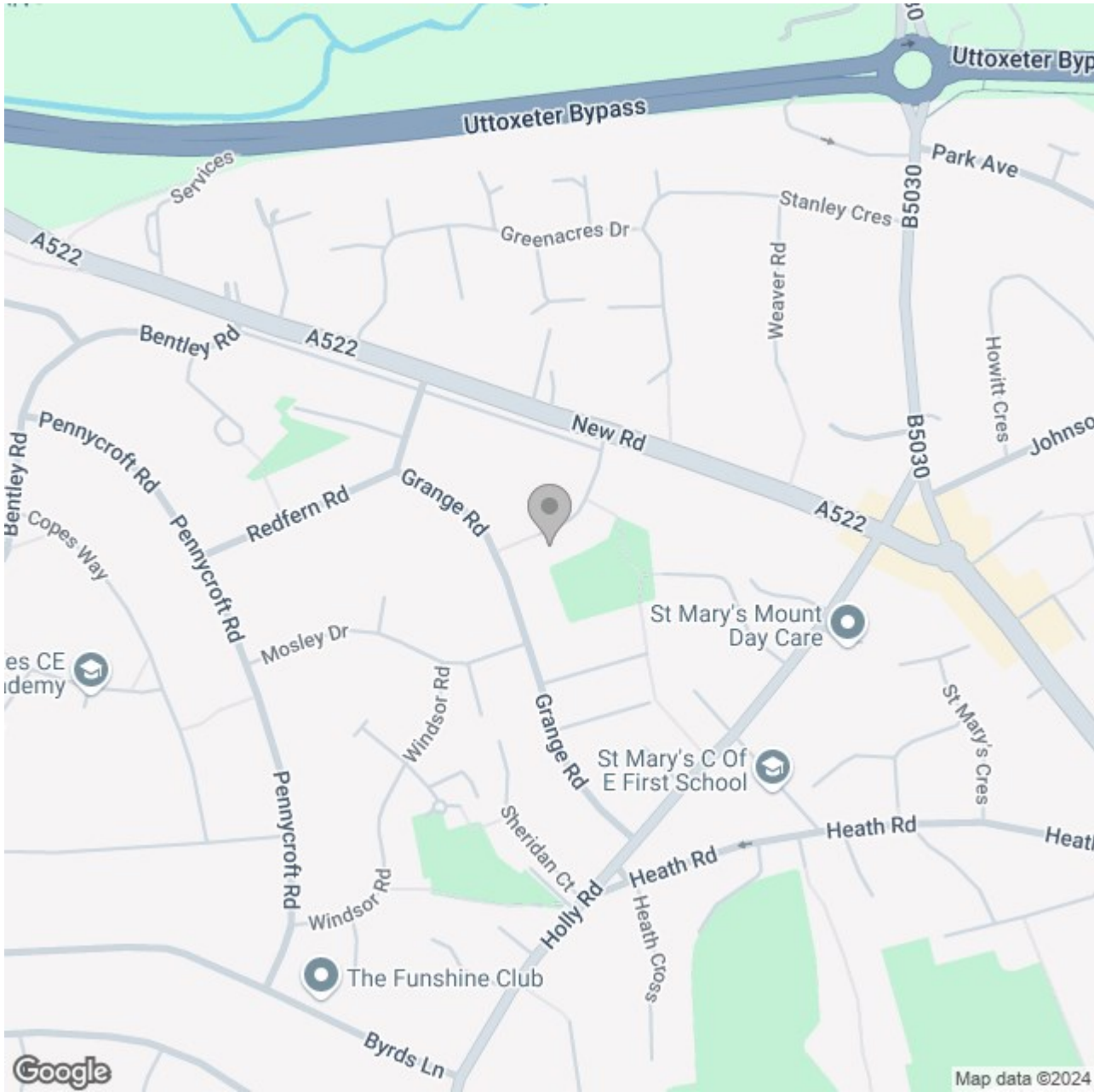


Approximate total area⁽¹⁾
53.72 m²
578.24 ft²

(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.

Calculations are based on RICS IPMS 3C standard.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(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	