







**\*\* DETACHED BUNGALOW \*\* GARAGE \*\*  
NO CHAIN \*\* CUL-DE-SAC LOCATION \*\*  
SPACIOUS PLOT \*\***

This detached bungalow on Hall Road, Uttoxeter, is offered with no upward chain and vacant possession. Situated on a generous plot, the property features front and rear gardens, gas central heating and UPVC double glazing.

The interior comprises a porch, hallway, a spacious living/dining room, breakfast kitchen, two well-proportioned bedrooms, and a family shower room.

Externally, the property benefits from a large driveway providing ample parking for multiple vehicles, leading to a detached garage.

Viewings are by appointment only.





### Porch

A set of UPVC double-glazed frosted French doors leads into the porch, which features tiled flooring throughout. An internal timber-glazed door provides access to:

### Hallway

The hallway includes a central heating radiator, thermostat, and a utility cupboard with coat hooks and shelving. There is loft access via a hatch, a smoke alarm, and an airing cupboard housing the hot water immersion tank with additional shelving. Internal doors lead to:

### Bedroom Two

Featuring a UPVC double-glazed window to the front elevation and a central heating radiator.

### Shower Room

A UPVC double-glazed frosted glass window to the side elevation allows natural light into the space. The room comprises a three-piece suite, including a low-level WC, wash hand basin, and a shower cubicle with PVC-panelled wall coverings. A central heating radiator is also present.

### Bedroom One

This bedroom benefits from a UPVC double-glazed window to the rear elevation, a telephone point, and a central heating radiator.



### Lounge

Featuring a UPVC double-glazed bow window to the front elevation and an additional UPVC double-glazed frosted unit to the side elevation. The focal point of the room is a gas fireplace, complemented by a TV aerial point and two central heating radiators.











## Kitchen

The kitchen features a UPVC double-glazed window to the rear elevation and a range of matching base and eye-level storage cupboards and drawers. It includes drop-edge preparation work surfaces with complementary surrounding tiling. Integrated appliances consist of a stainless steel sink and drainer with a mixer tap, a stainless steel gas hob with a built-in extractor, an oven/grill, and a Worcester Bosch central heating gas boiler. There is space for freestanding and under-counter white goods. Additional features include a carbon monoxide detector, a TV aerial point, and a central heating radiator. An internal double-glazed door leads to:

## Conservatory

With UPVC double glazed windows to both side and rear elevations, tiled floor throughout, space and plumbing for freestanding white goods, central heating radiator and a UPVC double glazed side entry door.

## Outside

The side elevation of the property includes a carport, where the gas and electric meters are located.

The rear garden features gated access. The garden comprises a paved patio area extending from the property, with a partially lawned section leading to a greenhouse situated in the corner of the east-facing plot.

A soil bed, ideal for gardening enthusiasts, is bordered by raised beds containing a variety of herbaceous plants. In one corner, there is a timber garden shed, while a brick-built detached garage with an up-and-over door is positioned at the front elevation.



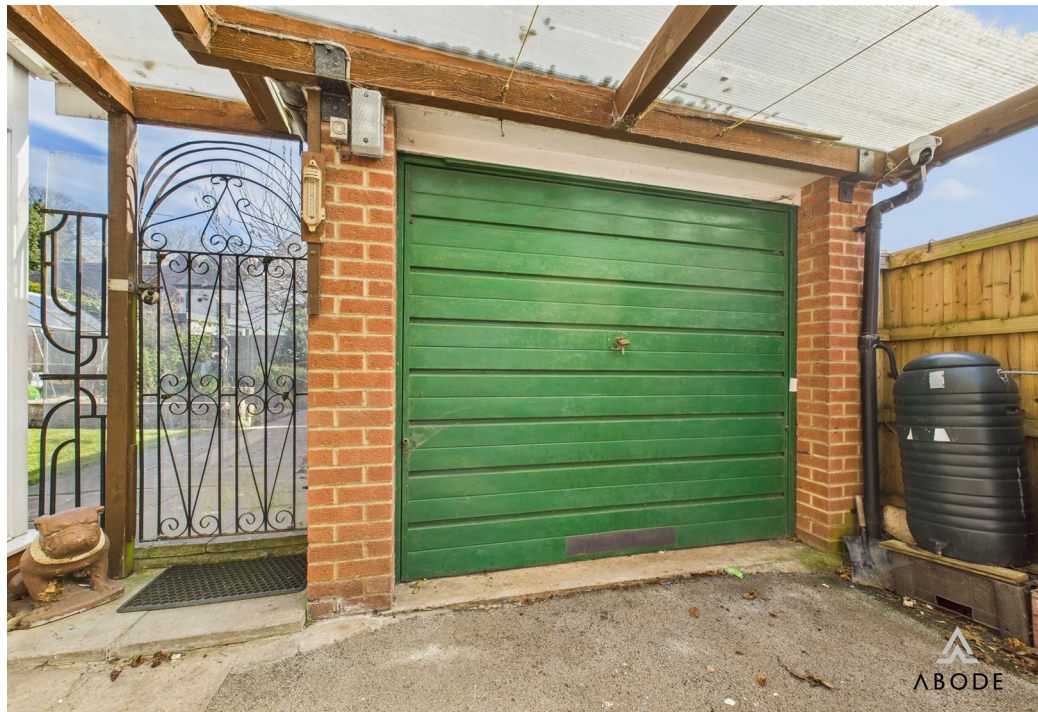




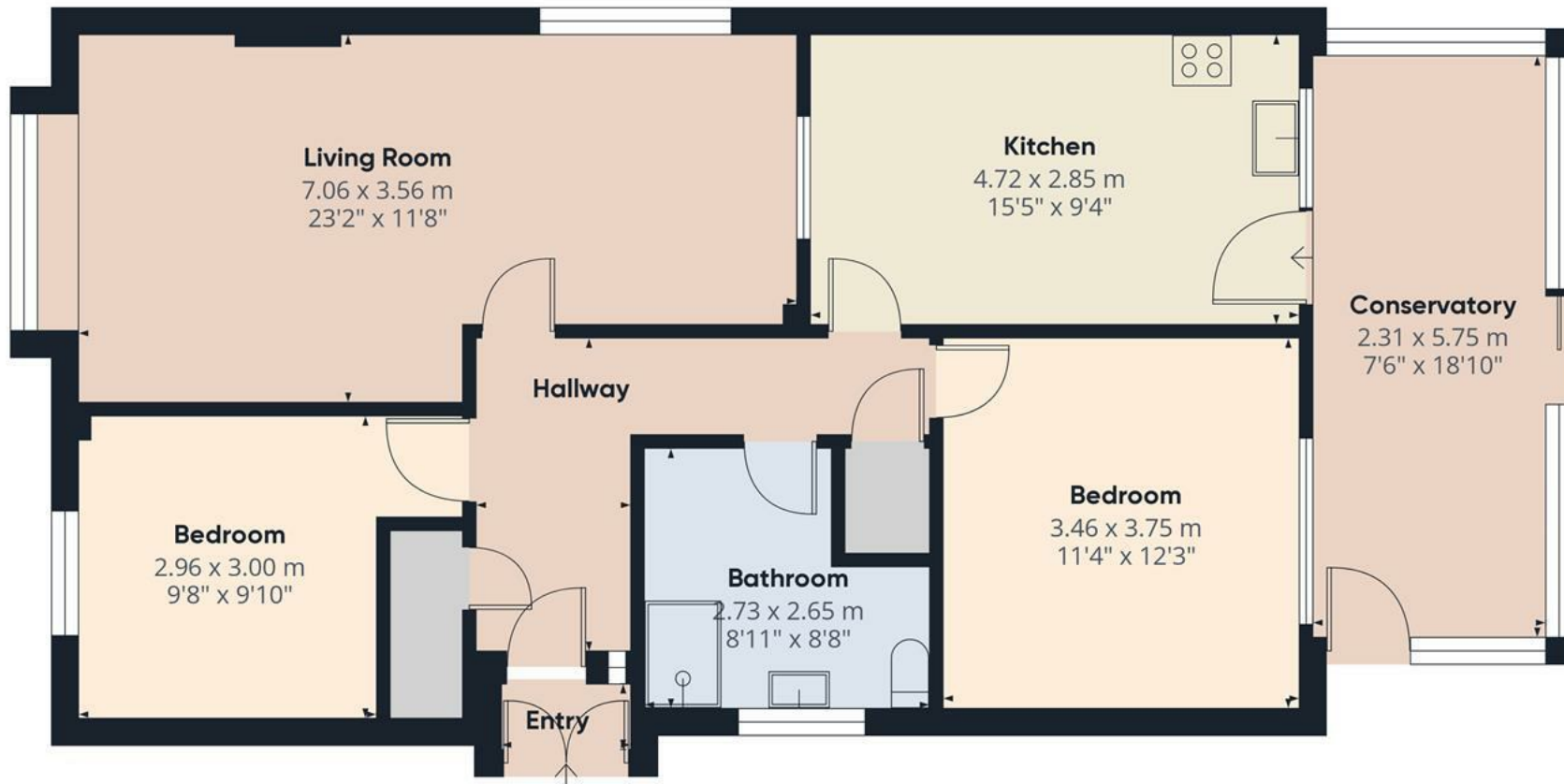












Approximate total area<sup>(1)</sup>  
89.4 m<sup>2</sup>  
962.28 ft<sup>2</sup>

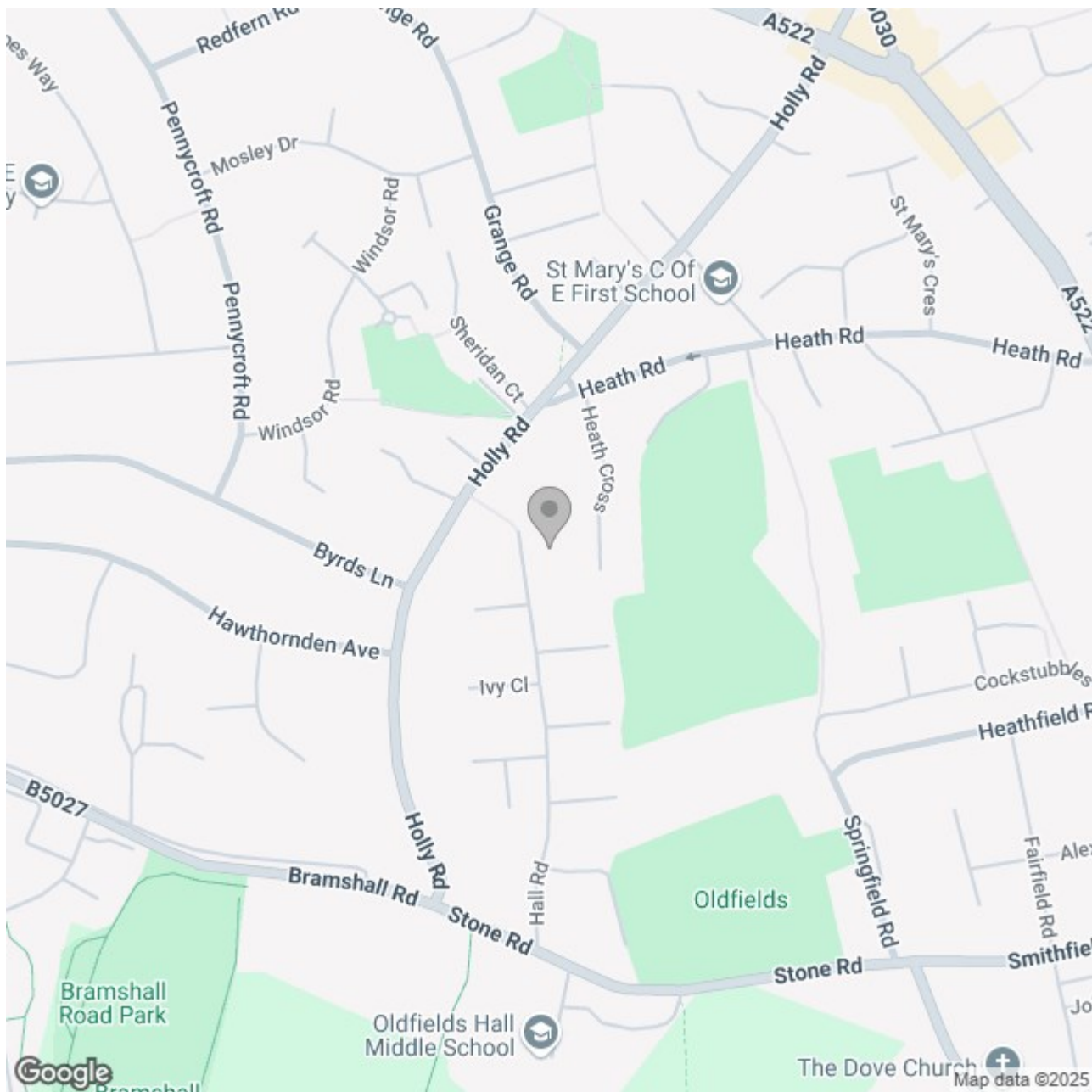
(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC
 