







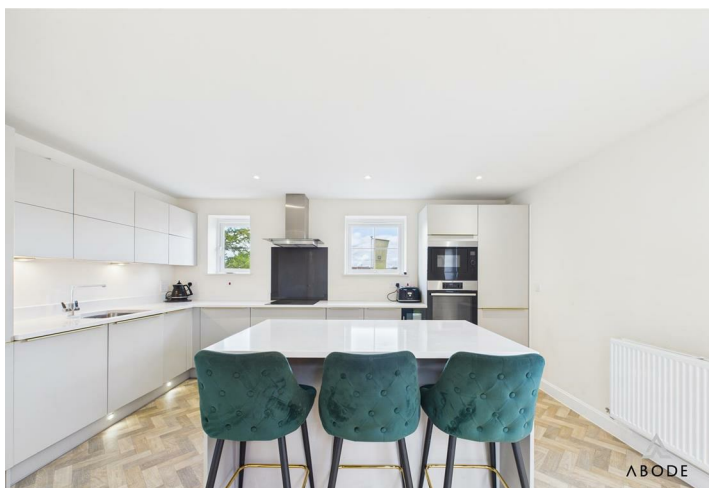
Abode are delighted to present this beautifully maintained and modern family home, offering four well proportioned bedrooms and an enclosed rear garden.

Designed with both style and comfort in mind, the property has been thoughtfully enhanced with a range of upgrades, including a contemporary fitted kitchen complete with integrated appliances and sleek granite worktops.

Ideally positioned within the development, the home enjoys an attractive outlook over open green space to the front, and is only a short distance from Utttoxeter Town Centre and its excellent selection of shops, well regarded schools and everyday amenities.

The spacious accommodation is arranged over two floors. On the ground floor, the welcoming entrance hallway leads to a guest WC, a light and airy living room, a versatile dining room or home office, and the impressive kitchen/dining/living area – the perfect hub for family life and entertaining. To the first floor, there are four generous bedrooms and a modern family bathroom, with the principal bedroom further enhanced by its own ensuite shower room.

With its superb location, generous layout and high quality finish, this property makes an ideal family home and is ready to move straight into. Early viewing is strongly recommended to fully appreciate all that it has to offer.



On entering the property, the hallway provides a warm welcome with vinyl flooring, a radiator, useful storage cupboards and additional under stairs storage, with stairs rising to the first floor. A cloakroom is located just off the hall, fitted with a low level WC, pedestal wash hand basin with tiled splashback, radiator and vinyl flooring.

The heart of the home is the impressive kitchen and dining area, designed with both style and functionality in mind. Windows to the rear and side create a bright atmosphere, complemented by French doors opening directly to the garden. The kitchen features a range of complimentary units and drawers, a granite topped breakfast bar, and a host of integrated appliances including fridge/freezer, dishwasher, washing machine, microwave, ovens, hob with extractor and a wine fridge. A one and a half bowl sink with mixer tap, ceiling spotlights, kick-plate lighting and vinyl flooring complete this contemporary space.

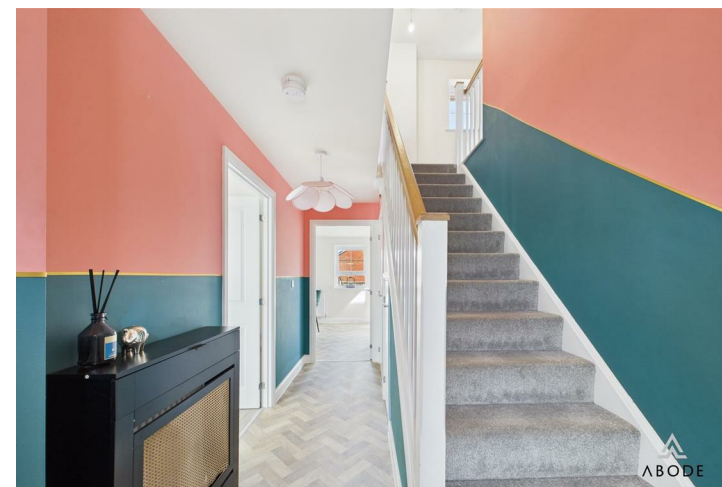
The lounge is a generously sized reception room with a window to the front, French doors to the rear garden and a radiator. A separate dining room/ office benefits from dual aspect windows to the front and side, a radiator and vinyl flooring, offering an ideal setting for family meals or entertaining guests, or as a home office.

Upstairs, the landing is filled with natural light from a rear window and also provides loft access. The principal bedroom enjoys dual aspect windows to the rear and side along with its own ensuite shower room with side window and vinyl flooring. Three further bedrooms are served by a modern family bathroom



fitted with a panelled bath, wash hand basin, low level WC, radiator and vinyl flooring.

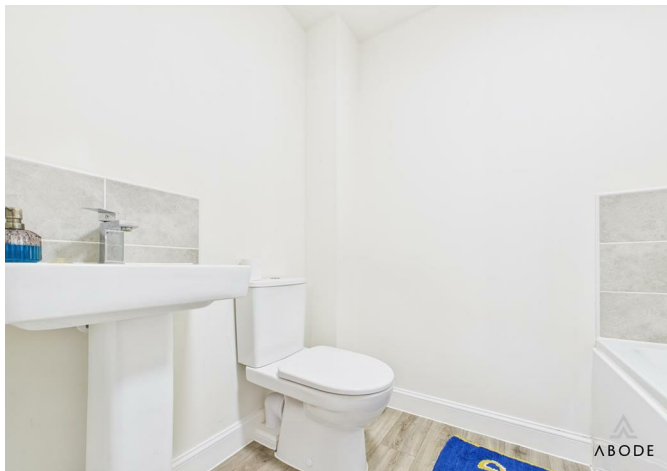
Outside, the property features an enclosed rear garden, a driveway providing off road parking and a garage with an up and over door to the front.

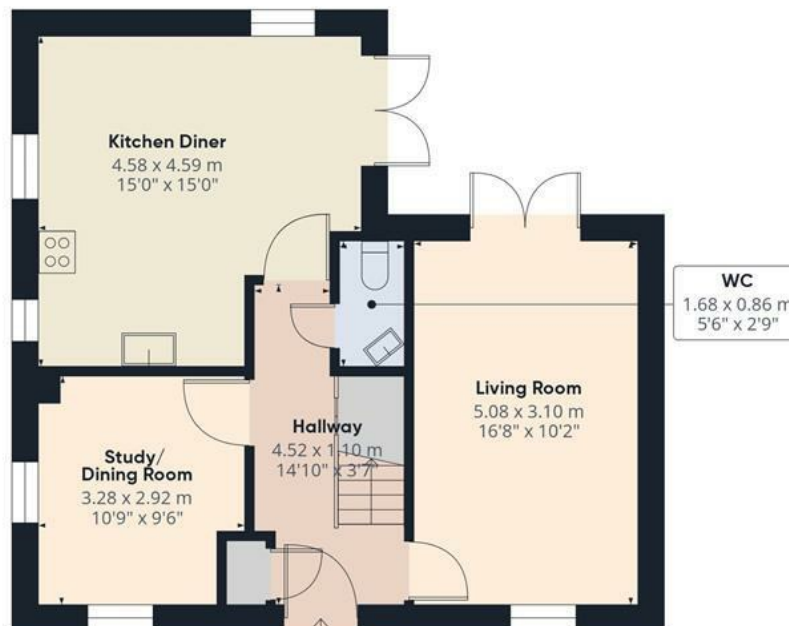












Floor 0

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

107 m<sup>2</sup>

1152 ft<sup>2</sup>



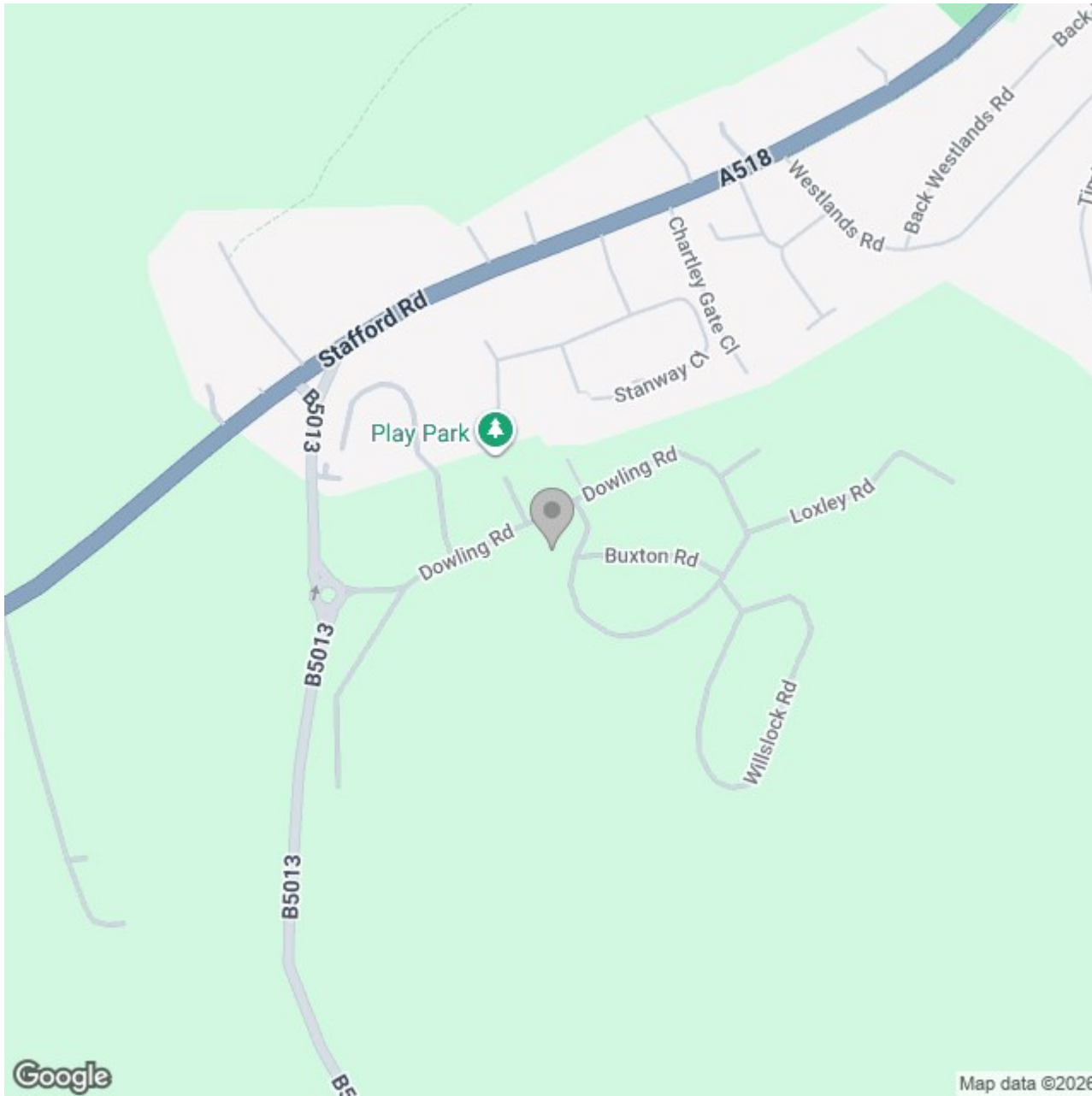
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 