







Tucked away on the sought-after Greenacres Drive in Uttoxeter, this charming three-bedroom home offers a superb balance of comfort, style and practicality. Designed with families in mind, the property enjoys a bright and welcoming feel throughout, with a layout that flows effortlessly from room to room.

The spacious lounge at the front of the house features a bay window that fills the room with natural light, complemented by a feature fireplace that adds warmth and character. To the rear, the well-equipped kitchen is fitted with a range of units, a built-in oven and gas hob, plus space for appliances and a handy breakfast bar, making it a sociable hub for everyday meals. A conservatory opens out to the rear garden, creating a lovely spot to enjoy views of the outdoor space year-round.

Upstairs, there are three bedrooms, each offering a comfortable retreat, with plenty of natural light and space for storage. The bathroom is smartly presented with a modern suite, including a panelled bath with a power shower over.

Outside, the home benefits from a driveway providing parking for multiple vehicles, a detached garage, a patio area ideal for outdoor entertaining, and a well-maintained lawned garden.

Situated in a friendly and well-connected neighbourhood, the property is within easy reach of local shops, schools and parks, making it a fantastic choice for growing families or anyone seeking a little more space. With its bright interiors, generous garden and convenient location, this delightful house on Greenacres Drive is ready to welcome its next owners.





## Hallway

Welcoming entrance hall featuring a central heating radiator, staircase rising to the first-floor landing, and a UPVC double-glazed frosted window to the front elevation. Internal door leads through to:

## Lounge

A bright and spacious lounge with a UPVC double-glazed bay window to the front elevation, central heating radiator, TV aerial and telephone points. The room's focal point is a gas fireplace set within a timber Adam-style surround with a granite hearth. Additional features include an understairs storage cupboard with shelving, coat hooks, and the electrical consumer unit. Door leading to:

## Breakfast Kitchen

This well-presented kitchen and dining space enjoys a UPVC double-glazed window overlooking the rear garden. Fitted with a range of matching base and wall units with wood block-effect work surfaces and complementary tiling. Integrated appliances include a four-ring stainless steel gas hob, oven and grill, and extractor hood. Additional features include a stainless-steel sink and drainer with mixer tap, plumbing for a washing machine, and space for further freestanding white goods. Central heating radiator, Ideal combination gas boiler, and UPVC double-glazed French doors opening to:

## Conservatory

A delightful addition to the home, the conservatory offers views over the rear garden and direct access to the patio — perfect for relaxing or entertaining. Featuring UPVC double-glazed windows to both sides and the rear, with a Perspex roof allowing plenty of natural light.



## Landing

With access to the loft space, smoke alarm, and a useful storage cupboard with shelving. Internal doors lead to:

## Bedroom One

A generous double bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

## Bedroom Two

A bright and airy second bedroom overlooking the rear garden, featuring a UPVC double-glazed window and central heating radiator.











### Bedroom Three

A versatile third bedroom with a UPVC double-glazed window to the front elevation, useful over-stairs storage space, and central heating radiator.

### Bathroom

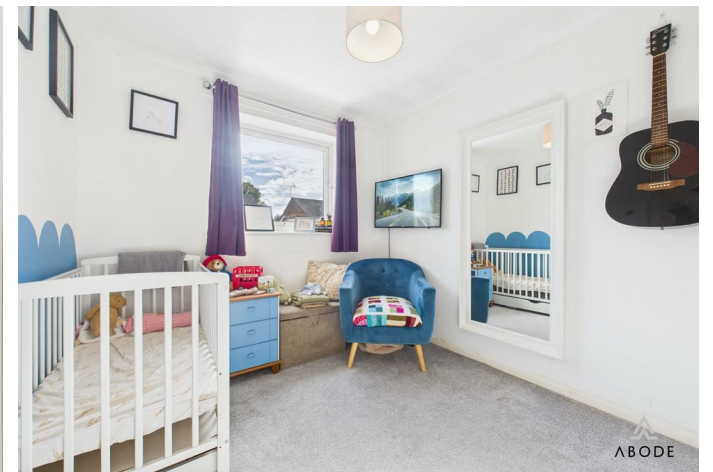
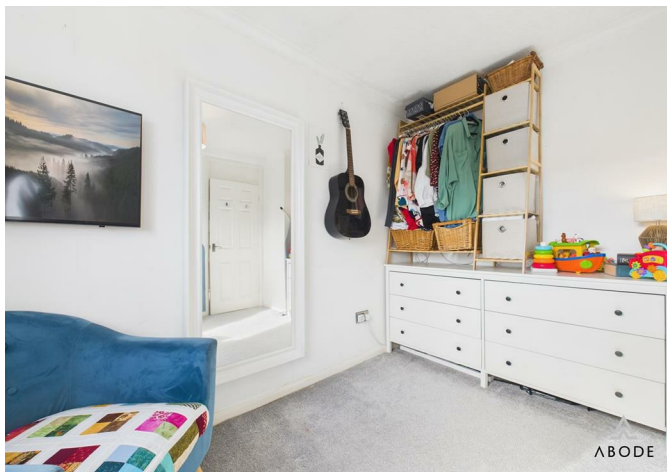
Modern three-piece family bathroom comprising a low-level WC, wash hand basin with mixer tap, and a P-shaped bath with waterfall shower over and glass screen. Finished with complementary wall tiling, heated towel radiator, and a UPVC double-glazed frosted window to the rear elevation.

### Outside

To the front, the property offers a driveway providing ample off-road parking for multiple vehicles. To the rear is a detached garage, a patio area ideal for outdoor dining, and a lawned garden designed for easy maintenance.















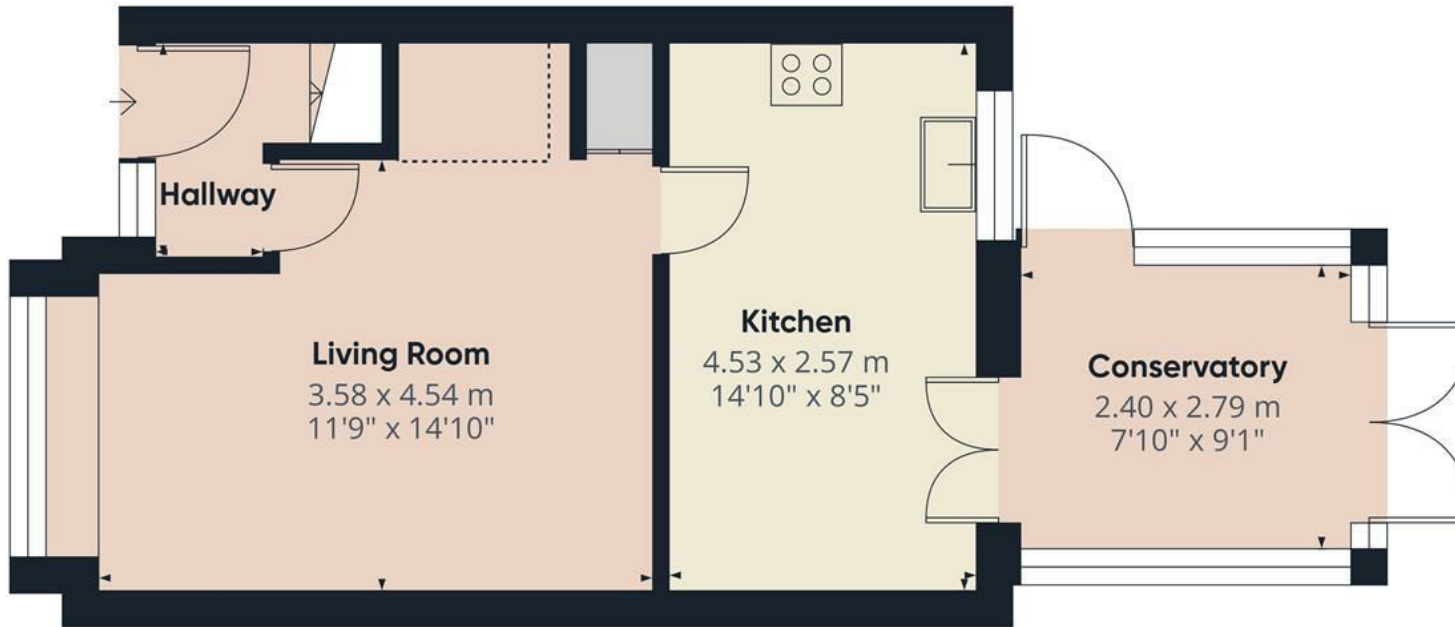












Floor 0 Building 1

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

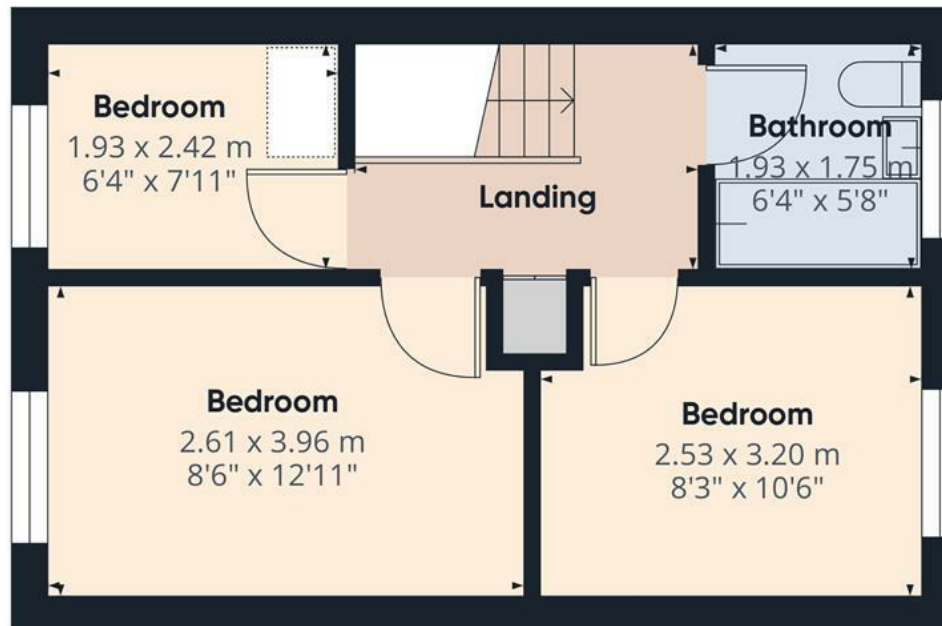
68.9 m<sup>2</sup>

742 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

11 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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**Garage**  
2.49 x 4.69 m  
8'2" x 15'4"

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

11.6 m<sup>2</sup>  
125 ft<sup>2</sup>

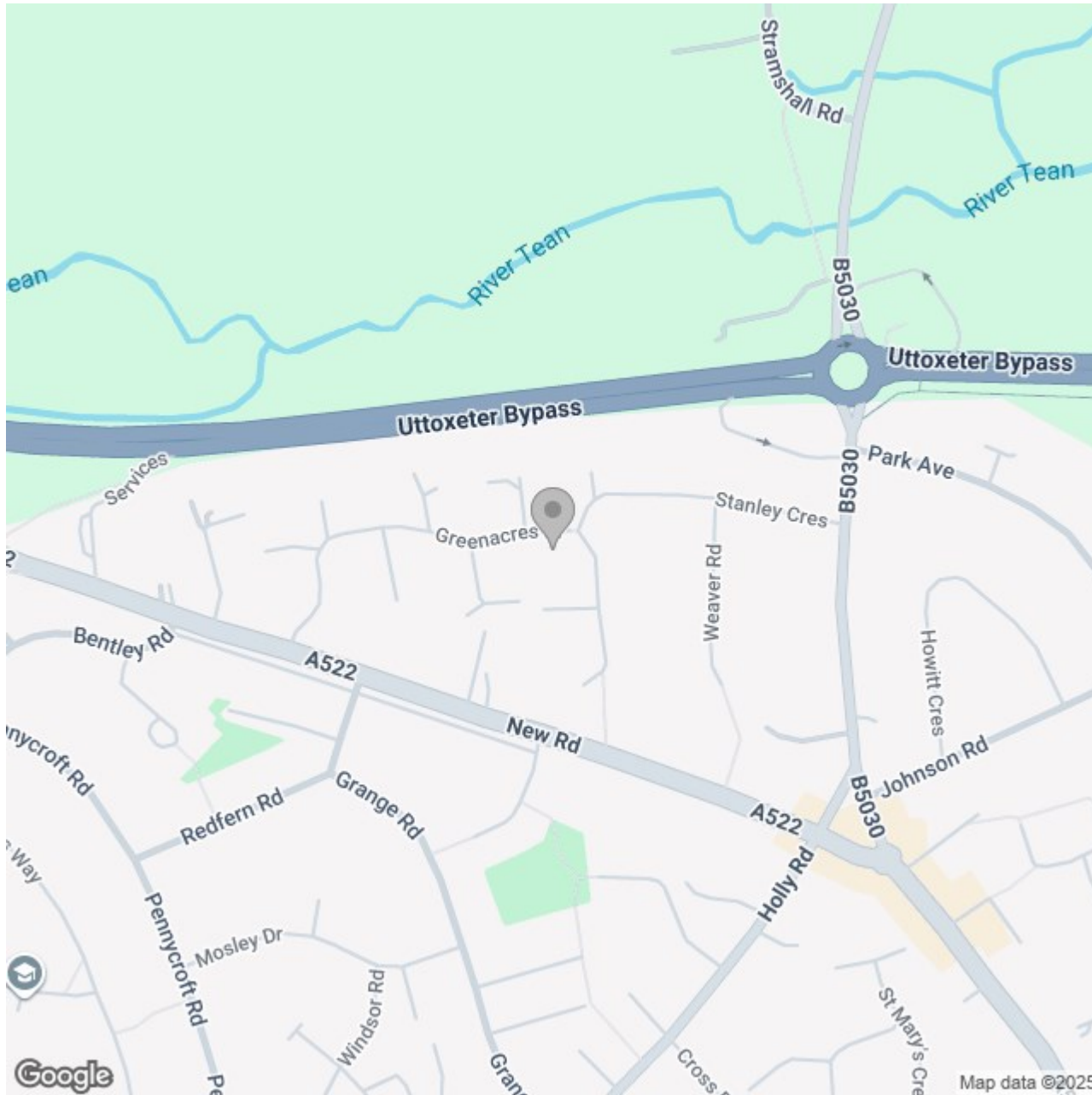
(1) Excluding balconies and terraces

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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Floor 0 Building 2





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 