





This charming two-bedroom mid-terrace home on Stone Road offers spacious and well-presented living accommodation, perfectly suited to first-time buyers, small families, or investors. Blending period character with modern comforts, the property features two inviting reception rooms, a stylish fitted kitchen, and a modern four-piece family bathroom suite.

Benefiting from gas central heating and UPVC double glazing throughout, the home provides both warmth and efficiency.

To the rear, the property boasts a generous and well-maintained garden, featuring a patio area, extensive lawn, and useful outbuildings, providing ample space for outdoor relaxation, entertaining, or storage.

Conveniently located in a popular Uttoxeter setting, the home is within easy reach of local shops, schools, and transport links, offering a fantastic opportunity to acquire a well-maintained and attractively presented property ready to move straight into.



## Lounge

A bright and welcoming reception room featuring a UPVC double glazed bay window to the front elevation, flooding the space with natural light. The focal point is an attractive electric fireplace with timber surround and mantle. Additional features include a central heating radiator, UPVC front entrance door, telephone point, and a meter cupboard housing the electrical consumer unit, gas meter, and electric meter. A panelled internal door provides access to the dining room.

## Dining Room

A versatile and spacious second reception room with a UPVC double glazed window overlooking the rear elevation. The room includes a central heating radiator, fitted storage cupboard and drawers, telephone point, and a useful under-stairs cupboard with shelving for additional storage. There is also a ceiling-mounted smoke alarm. An internal door leads through to the kitchen.







## Kitchen

This well-appointed kitchen offers two UPVC double glazed windows to the side elevation and a UPVC double glazed door opening out to the rear patio. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by roll-top granite-effect work surfaces and tiled splashbacks. Integrated appliances include a four-ring hob with stainless steel extractor hood, oven and grill, and a one-and-a-half bowl stainless steel sink and drainer with mixer tap. There is plumbing and space for under-counter white goods, tiled flooring throughout, a central heating radiator, and ceiling spotlights providing a bright, modern finish.

## Landing

Providing access to the loft via a fitted hatch, with smoke alarm, central heating radiator, and doors leading to the bedrooms and bathroom.

## Bedroom One

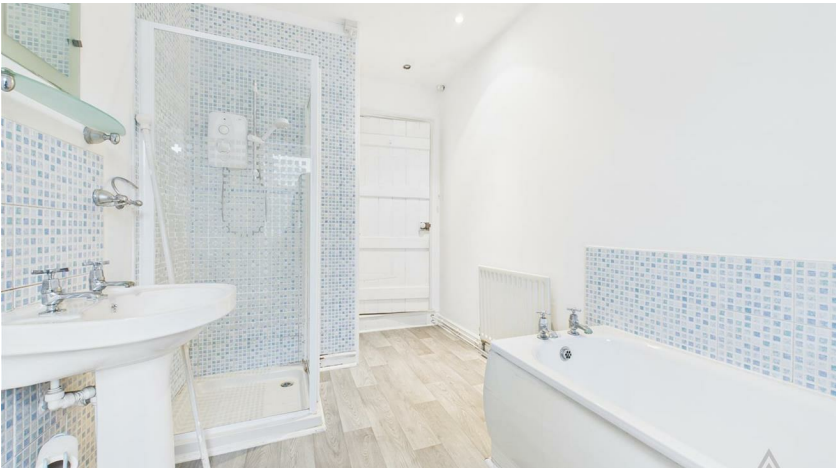
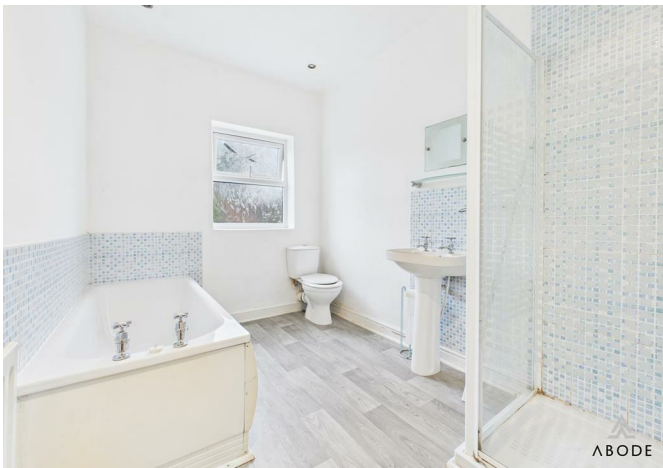
A spacious double bedroom with a UPVC double glazed window to the front elevation and central heating radiator.

## Bedroom Two

A comfortable second bedroom featuring a UPVC double glazed window to the rear elevation and central heating radiator.

## Bathroom

A generous four-piece bathroom suite comprising a low-level WC, panelled bath, pedestal wash hand basin with tiled splashback, and a shower cubicle with electric shower. The room also includes a UPVC double glazed frosted window to the rear elevation, central heating radiator, extractor fan, ceiling spotlights, and an airing cupboard housing the gas central heating boiler.



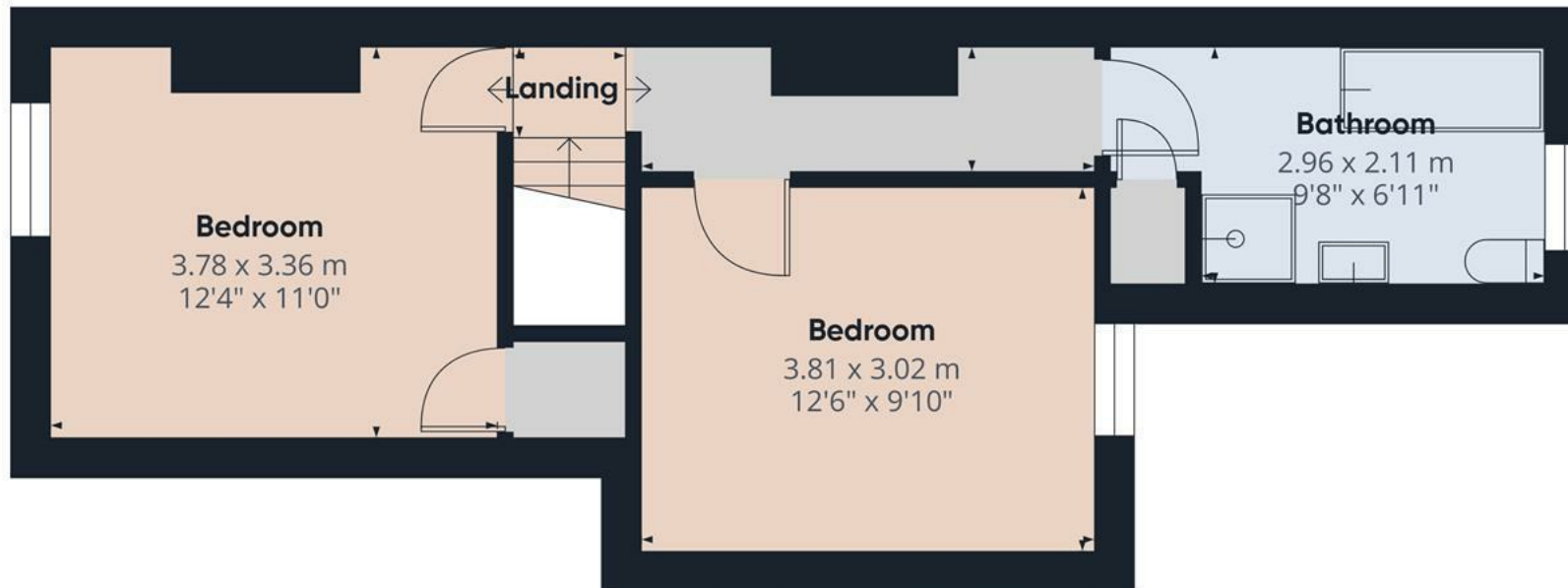




Approximate total area<sup>(1)</sup>

74.2 m<sup>2</sup>

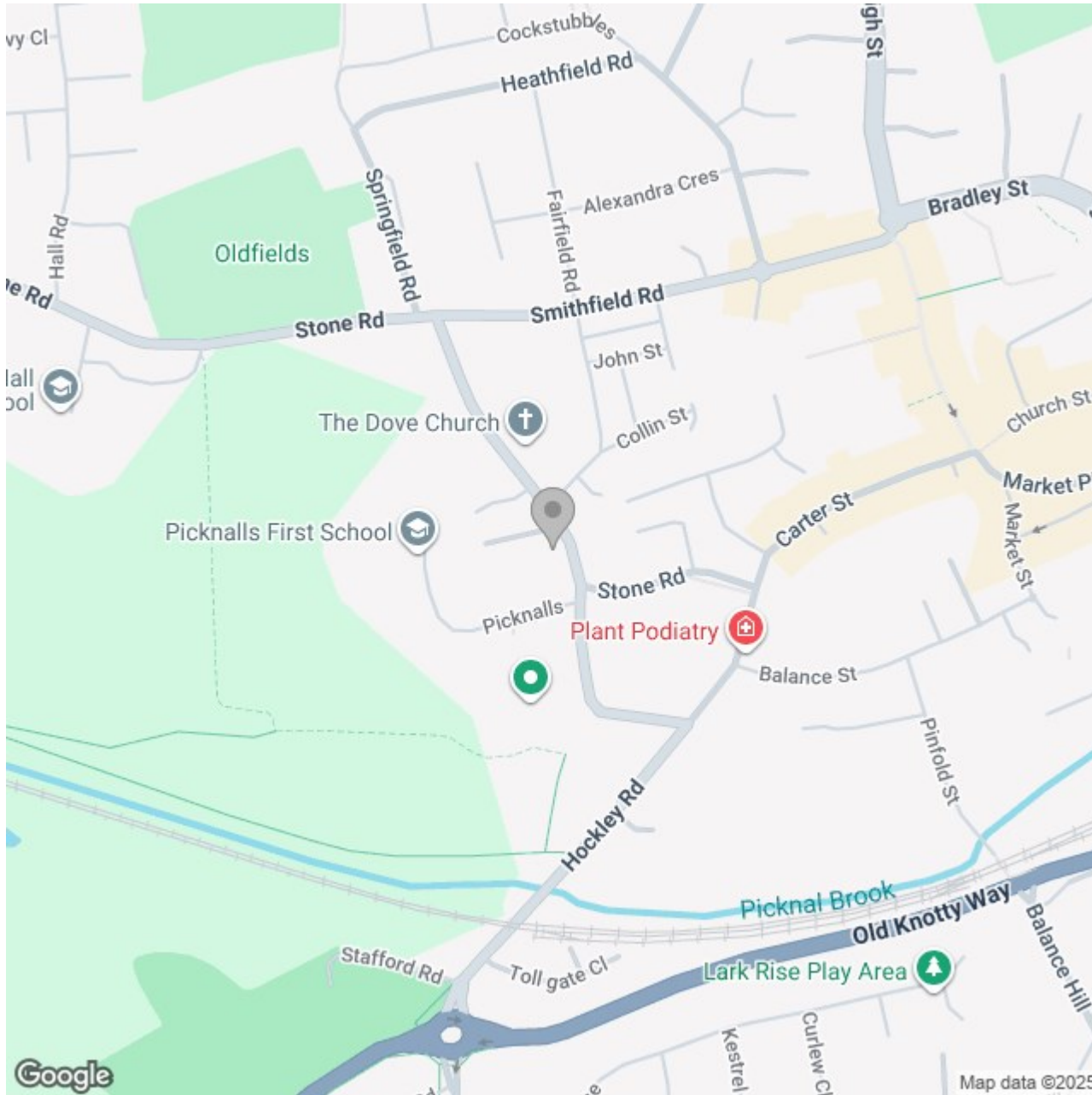
797 ft<sup>2</sup>




(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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## 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>                            |                            | <b>73</b>   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            | <b>50</b>                  |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |