

2 Bird Song Court, Uttoxeter, ST14 7AG

£1,200 PCM





**\*\* NEW BUILD BUNGALOW \*\* AMPLE PARKING \*\***

ABODE Lettings are excited to bring to the rental market this 3-bedroom detached new build bungalow nestled in the heart of Uttoxeter, Staffordshire.

This bungalow offers a sense of seclusion and privacy. The front of the properties welcomes you with an abundance of parking space, ensuring hassle-free access for residents and guests alike.

Environmental consciousness meets modern living with the inclusion of solar panels, emphasising a commitment to sustainable energy. Additionally, each unit features car charging points, catering to the growing demand for eco-friendly transportation.

Spanning approximately 1000 square feet, these bungalows boast a well-planned layout, characterised by the appeal of open-plan living. The design seamlessly integrates the kitchen, dining, and living areas, creating a spacious and sociable environment for residents to enjoy.

The accommodation includes three generously proportioned bedrooms, offering ample space for personalisation and relaxation. Whether you're seeking a cosy guest room or a home office, each bedroom caters to a variety of needs.

### Hallway

With access to loft space via loft hatch, doorbell chime, central heating radiator, thermostat, internal door entries lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, internal door leading to:

### En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle, with complementary tiling to wall coverings and sliding glass screen, spot lighting to ceiling and extractor fan.

### Bedroom Two

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

### Bedroom Two

With a UPVC double glazed window to the side elevation and central heating radiator.

### Utility Room

Housing the central heating combination gas boiler, consumer unit, and PV isolator switch.

### Open Plan Living/Dining Kitchen

With two sets of UPVC double glazed French doors leading to the rear patio, two central heating radiators, the open plan living/dining kitchen features matching base and eye level storage cupboards and drawers with wood block effect drop edge preparation work surfaces. Integrated appliances include a one and a half composite sink and drainer, oven, grill and plumbing space for the freestanding and undercounter white goods, USB electrical socket points, smoke alarm, spotlighting to ceiling, telephone point and TV aerial point

### Outside



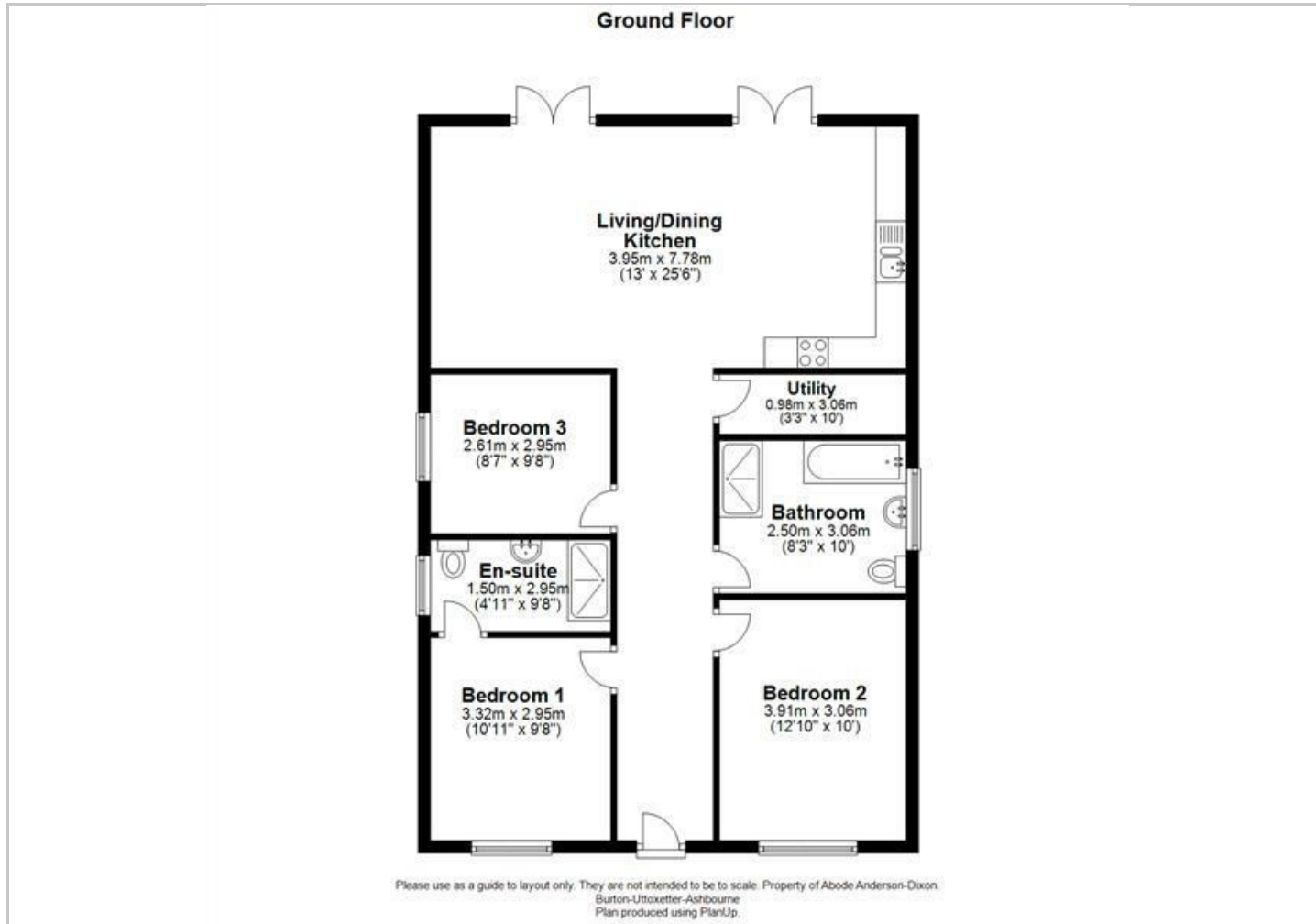


The property is approached down a gravelled driveway, pleasantly tucked away in a secluded location backing onto mature vegetation and treelines which provide a lovely vista and privacy. A large gravelled frontage to the front elevation provides easy access, turning and space for guests/visitors. Access to the side elevation leads down a block paved pathway to a garden, which is mainly low maintenance throughout, featuring a wheelchair friendly ramp entry, next lead to a garden which has an entertaining block paved patio area enclosed by timber fence panels with concrete posts to the perimeter.





## Floor Plans



## Location Map



## Energy Performance Graph

| 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.