56E Derby Road, Uttoxeter, STI4 8EA £1,150 PCM













ABODE are pleased to offer for rental this well presented three bedroom semi-detached home situated at Uttoxeter on the edge of the town centre.

Spacious throughout, this is a rare opportunity to secure a lovely family home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large kitchen/diner with. Good size living area with double doors leading to the rear. Guest cloakroom with white suite.

The first floor provides three good sized bedrooms, these rooms are serviced by a family bathroom.

A large plot surrounds the property with a small garden area to the frontage. Patio, lawn and off road parking complete the rear garden area. The parking is accessed via electric gates.



















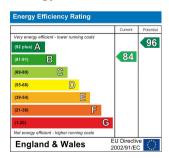
**Location Map** Floor Plans

## **Ground Floor** First Floor Approx. 38.7 sq. metres (416.3 sq. feet) Approx. 38.5 sq. metres (414.3 sq. feet) Living **Bedroom 1** Room 2.56m x 4.23m 3.48m (11'5") max (8'5" x 13'11") x 4.86m (15'11") Storage Bathroom 1.91m x 1.93m (6'3" x 6'4") Landing 3.05m x 2.45m Hallway 39m x 2.90m **Kitchen Bedroom 3** 3.35m x 3.28m Bedroom 2 3.45m x 2.06m 3.21m (10'6") max (11'4" x 6'9") (11' x 10'9") x 2.71m (8'11") Total area: approx. 77.2 sg. metres (830.6 sg. feet) Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne Plan produced using PlanUp.

Uttoxeter Bypass Uttoxeter Uttoxeter Racecourse Coords

Map data @2025

**Energy Performance Graph** 



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.