







Uffmoor Estate is a spacious and versatile family home, ideally positioned at the head of a small cul-de-sac. The property enjoys an attractive frontage and opens onto a generous block-paved driveway providing off-road parking for several vehicles.

Internally, the accommodation is well planned and enhanced by a two-storey extension, offering excellent additional living space. The ground floor comprises a welcoming entrance hallway, a bright front-facing lounge, a well-appointed fitted kitchen, and a practical WC/utility room. The extended reception room adds valuable flexibility and can be used as a dining room, playroom, home office, or additional sitting area, making it ideal for modern family living.

To the first floor, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with dressing area and en-suite provision, along with two further double bedrooms. A modern four-piece family bathroom completes the upper floor, featuring a bath, separate shower, WC, and wash basin with contemporary fittings.

Overall, the property provides substantial and adaptable living accommodation, enhanced by its extension, ample parking, and desirable cul-de-sac setting, making it an ideal family home.



## Hallway

A welcoming entrance hall with a composite front door. Stairs rise to the first-floor landing, with a central heating radiator, smoke alarm, and access to the principal ground floor accommodation via internal doors.

## Lounge

A bright and comfortable reception room featuring a UPVC double-glazed window to the front elevation. Benefits include a central heating radiator, TV aerial point, telephone point, and ceiling spotlights, creating a warm and versatile living space.

## Kitchen

Fitted with two UPVC double-glazed windows overlooking the rear garden, this well-appointed kitchen offers a range of matching base and eye-level units with wood-block effect work surfaces and matching upstands.

Includes a stainless steel sink with mixer tap, stainless steel extractor hood, and space for freestanding under-counter appliances. Additional features include spotlighting, central heating radiator, and useful storage housing the gas meter and consumer unit.

A rear hall provides access to the garden via a UPVC double-glazed door, along with a radiator, smoke alarm, and carbon monoxide detector. Internal doors lead to the WC/utility area.



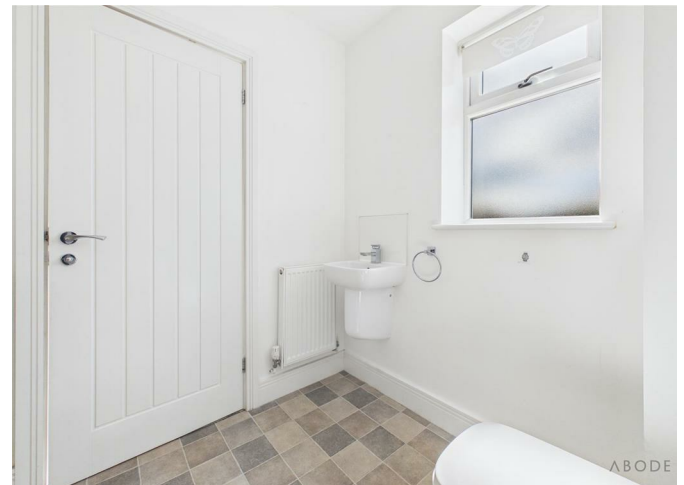
## W.C./Utility Room

Featuring a UPVC frosted double-glazed window to the rear elevation, this practical space includes a low-level WC, floating wash hand basin with mixer tap and tiled splashback, and a central heating radiator.

There is also a base-level storage cupboard, plumbing for under-counter appliances, a wood-block effect work surface with stainless steel sink and drainer, a combination gas boiler, extractor fan, and carbon monoxide detector.









### Extended Reception Room

An extension to the property provides a versatile additional reception room, ideal as a dining area, playroom, home office, or second sitting room. Features include a central heating radiator and a UPVC double-glazed window to the front elevation.

### Landing

Providing access to all bedrooms and bathroom, with loft hatch access, smoke alarm, and internal doors to all first-floor accommodation.

### Bedroom One

A spacious principal bedroom with UPVC double-glazed window to the front elevation, central heating radiator, and TV aerial point. Includes a dedicated dressing area with an additional UPVC double-glazed window to the rear elevation.



### En-suite

Featuring a UPVC double glazed frosted window to the rear elevation and fitted with a modern three-piece shower room suite comprising a low-level WC with continental flush, floating wash hand basin with mixer tap, and corner shower cubicle with electric shower. Complementary tiled wall coverings and a chrome heated towel radiator complete the room.

### Bedroom Two

A well-proportioned double bedroom with two UPVC double-glazed windows to the front elevation and a central heating radiator.

### Bedroom Three

A further generous double bedroom with a UPVC double-glazed window overlooking the rear elevation and a central heating radiator.



### Family Bathroom

A stylish four-piece suite comprising low-level WC, floating wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap, and corner shower cubicle. Finished with complementary wall tiling, heated towel radiator, extractor fan, and ceiling spotlights, along with a UPVC frosted double-glazed window to the rear elevation.







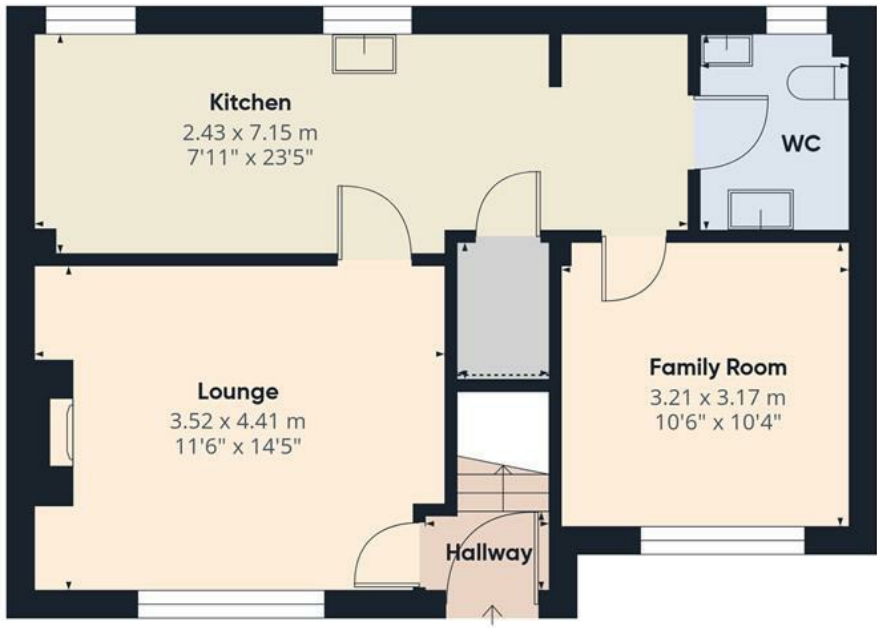




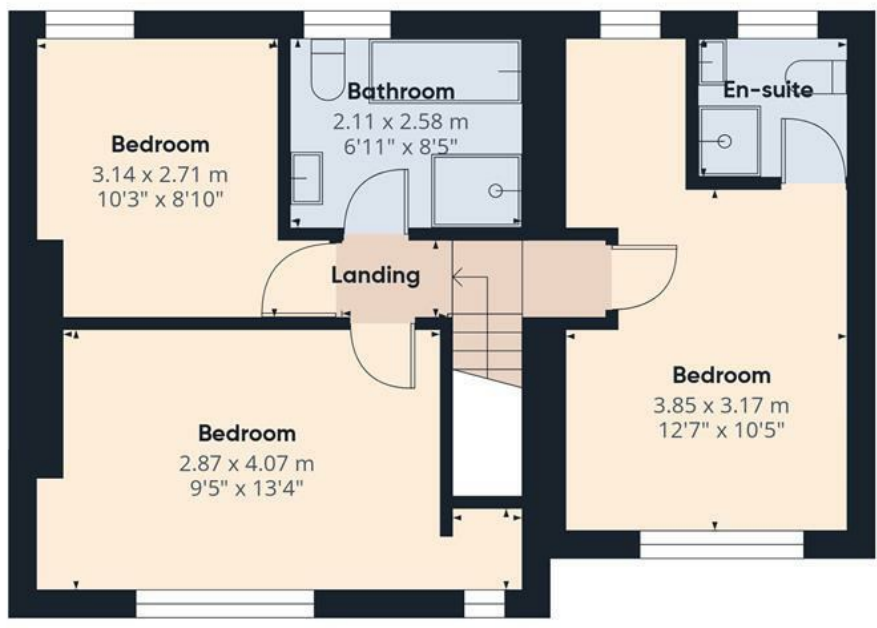








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
93.9 m<sup>2</sup>  
1012 ft<sup>2</sup>

**Reduced headroom**  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

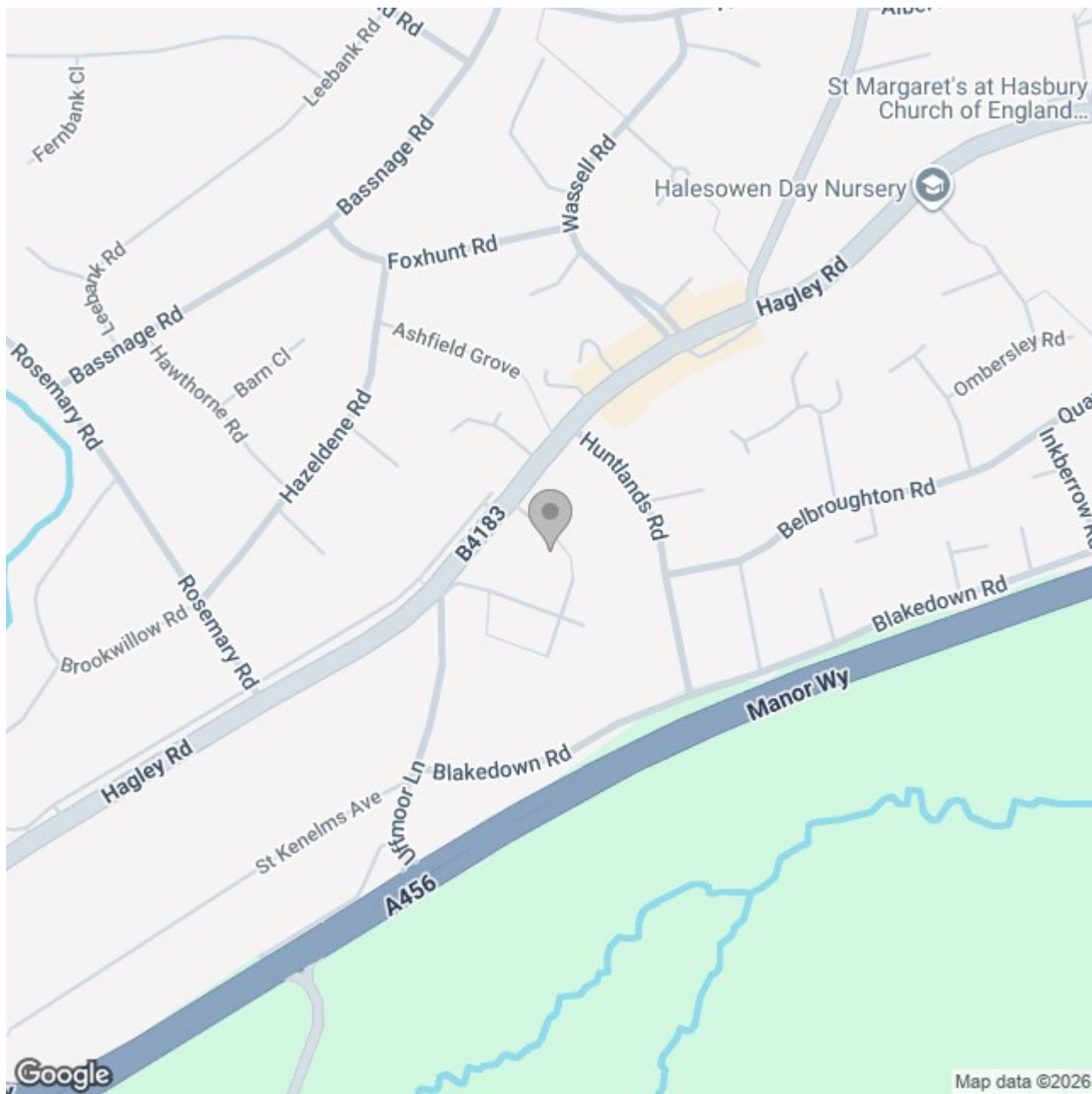
Reduced headroom  
Below 1.5 m/5 ft

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

GIRAFFE360







## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>86</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>68</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  |           |