



## 11 The Orchard

Stramshall, Uttoxeter, ST14 5AY

**\*\* FOUR BEDROOM BUNGALOW \*\* AMPLE OFF ROAD PARKING \*\* BESPOKE BUNGALOW ON A CUL DE SAC LOCATION IN THE HEART OF STRAMSHALL VILLAGE \*\***

Situated close to the head of the cul de sac, this four bedroom detached bungalow occupies a wonderful position on the road, benefitting from uPVC double glazing and central heating. The town of Uttoxeter is only a short commute away where a wider range of amenities can be found including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen and a modern leisure centre. The world headquarters of JCB are also in close proximity and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

£399,995

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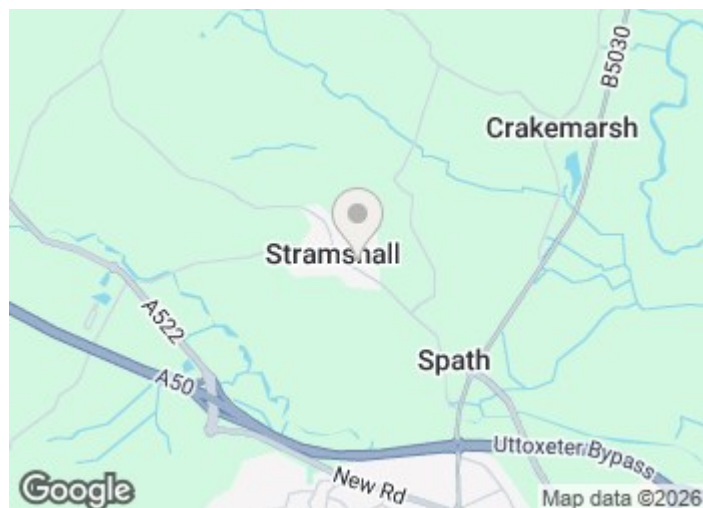


SUMMARY

PROPERTY

EXTERNALS

N.b.



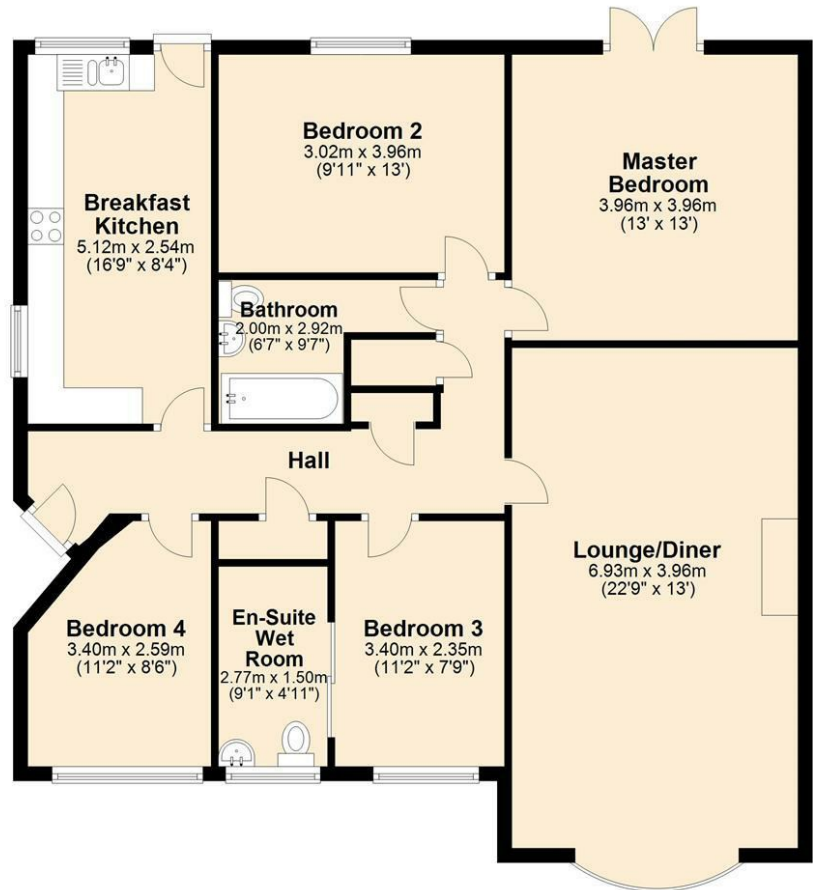
Directions





# Floor Plan

## Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |