





****CHAIN FREE****

This beautifully presented three-bedroom semi-detached property is situated within the highly sought-after David Wilson development in Uttoxeter. The home offers a spacious kitchen/diner alongside three well-proportioned bedrooms, making it ideal for modern family living. The ground floor accommodation comprises an entrance hallway, a comfortable living room, a kitchen/diner, and a cloakroom/WC.

To the first floor, there are three bedrooms, including a master bedroom with an en-suite shower room, in addition to a separate family bathroom. Externally, the property benefits from a double-length driveway providing ample off-road parking and a rear garden featuring a patio area for entertaining and a laid-to-lawn section, all enclosed by timber fencing.

Viewing is highly recommended through ABODE Estate Agents. Estate charges may apply.



ABODE
SALES & LETTINGS

Hallway

Upon entering the property, a composite front door opens into the hallway. The hallway is fitted with a central heating radiator, houses the consumer unit, and provides access to the ground floor accommodation.

Cloaks/W.C.

The guest cloakroom is fitted with a low flush WC and a pedestal wash hand basin with a mixer tap and tiled splashback. The room is finished with a central heating radiator and extractor fan.

Lounge

Situated at the front of the property, the lounge benefits from a UPVC double-glazed window that allows plenty of natural light. The room is fitted with two central heating radiators, a thermostat, TV aerial points, telephone ports, and also features a useful under-stairs storage cupboard.

Inner Hallway

The inner hallway provides access to the staircase rising to the first floor landing and is fitted with a smoke alarm and an internal door leading into the kitchen/diner.

Kitchen/Diner

Located at the rear of the property, the spacious kitchen/diner enjoys views of the rear garden through a UPVC double-glazed window and French doors. The kitchen is fitted with a range of matching base and eye-level cupboards and drawers with drop edge work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, a four-ring stainless steel gas hob with extractor hood, an oven/grill, fridge, freezer, dishwasher, and washing machine. The room also benefits from a central heating radiator and houses the central heating combination gas boiler.

Landing

The first-floor landing provides access to all three bedrooms, the family bathroom, an airing cupboard and the loft.

Bedroom One

Bedroom one is positioned at the rear of the property and features two UPVC double-glazed windows, a central heating radiator, a TV aerial point, and a thermostat. The room also benefits from built-in fitted wardrobes with hanging rails, eye-level shelving with a door leading into the en-suite.

En-suite

The en-suite shower room comprises a three-piece suite including a low-level WC with continental flush, a wash hand basin with mixer tap, and a double shower cubicle with a shower and sliding glass screen. Additional features include an extractor fan, a shaving point, a heated towel radiator, and a UPVC double-glazed window to the side elevation.

Bedroom Two

Bedroom two is located at the front of the property and benefits from a UPVC double-glazed window and a central heating radiator.

Bedroom Three

Bedroom three is also positioned at the front of the property and is fitted with a UPVC double-glazed window and a central heating radiator.

Family Bathroom

The family bathroom on the first floor is fitted with a three-piece suite comprising a low-level WC with continental flush, a wash hand basin with mixer tap and tiled splashbacks, and a bath with shower over. The room also features complementary tiling, a heated towel radiator, an extractor fan, and a UPVC double-glazed frosted window to the side elevation.







AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

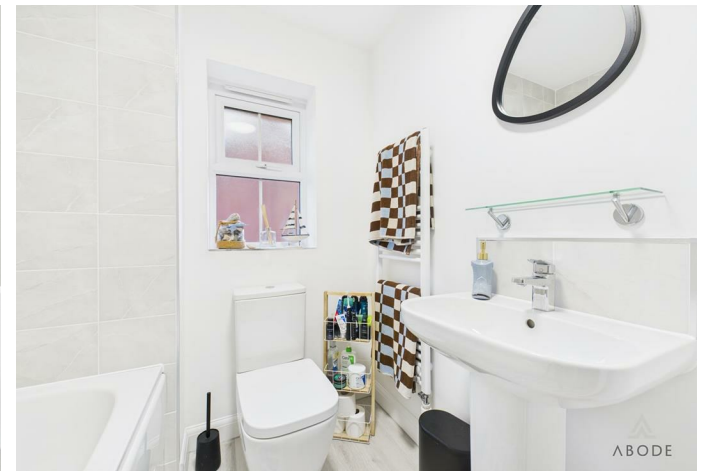
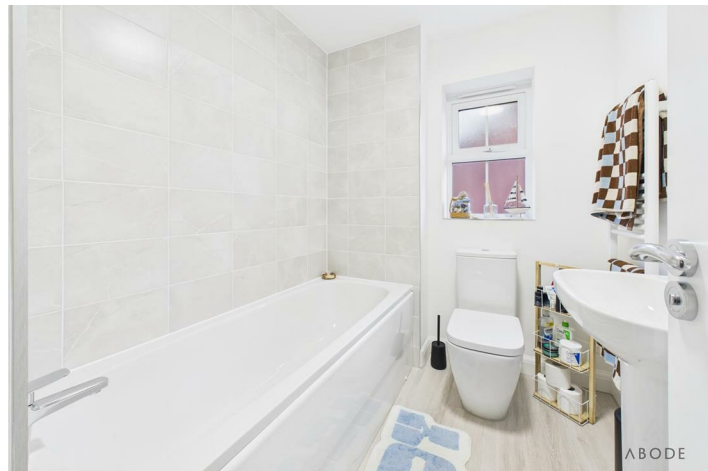
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

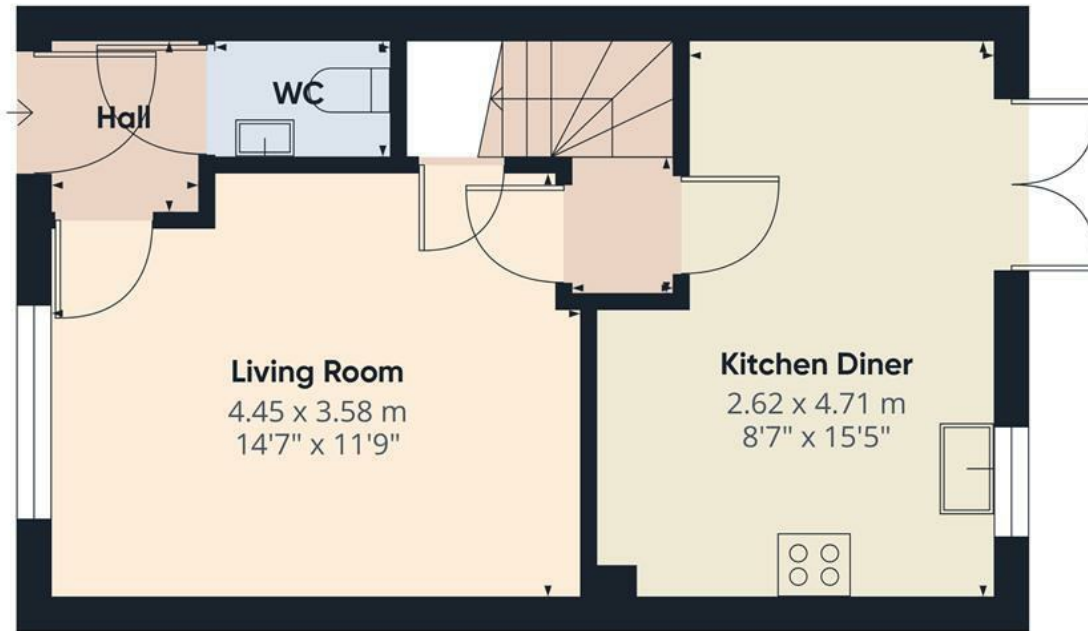
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.







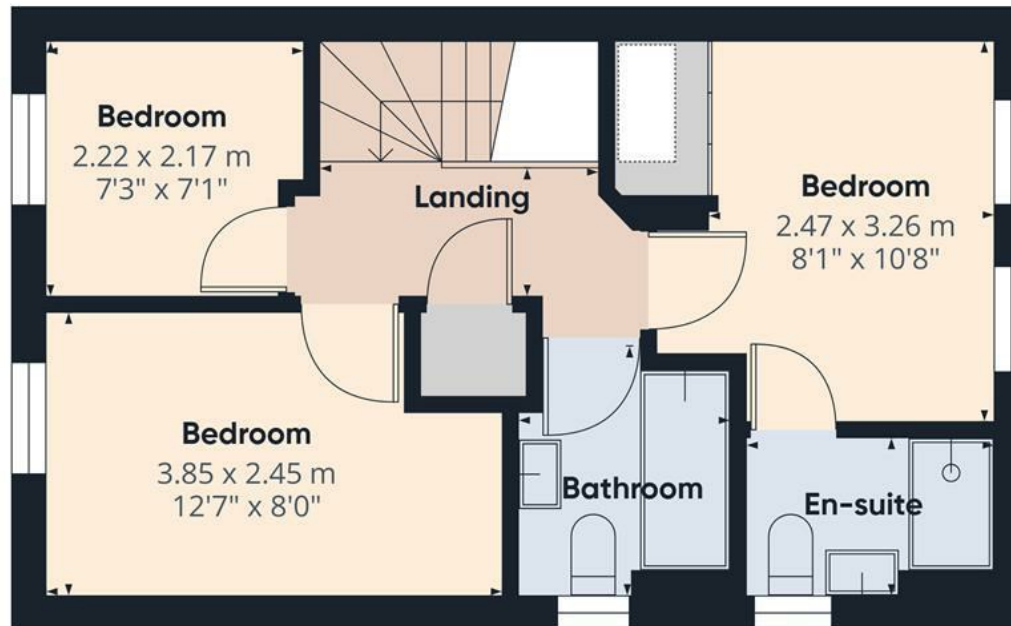


Floor 0

Approximate total area⁽¹⁾

69.9 m²

754 ft²

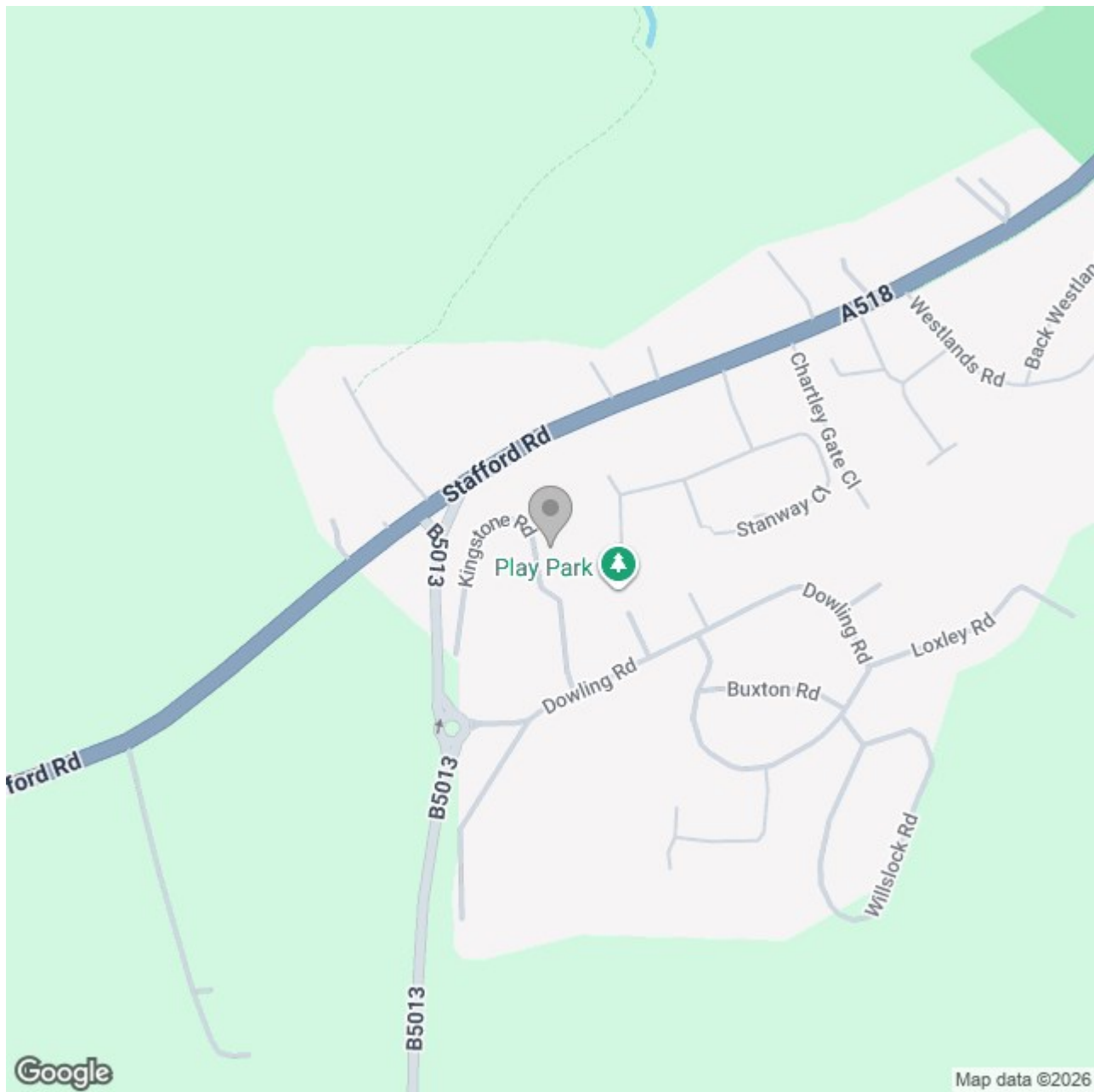


Floor 1

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	