



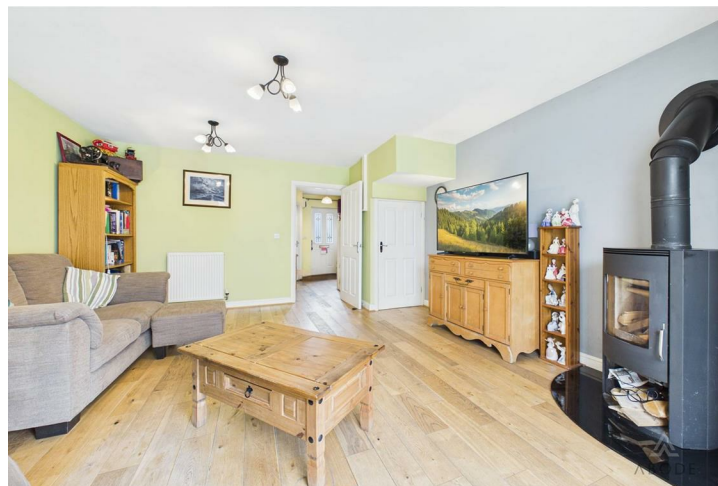


Abode are proud to bring to market this well-presented three-bedroom, three-storey semi-detached townhouse. Situated in a quiet cul-de-sac, the property provides spacious family accommodation and benefits from gas central heating and double glazing throughout. The home is also conveniently located within walking distance of local shops.

The ground floor comprises an entrance hallway, fitted kitchen, dining room, spacious lounge with a log-burning stove, conservatory, utility room, and guest cloakroom. On the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to a generous master bedroom suite with an en-suite bathroom featuring underfloor heating.

Externally, the property offers a block-paved driveway providing off-road parking and an attractive landscaped rear garden with decking, decorative slate areas, mature planting, and fenced boundaries.

Uttoxeter offers excellent schools, sports and leisure facilities, and a range of local amenities, including shops, bars, and restaurants. The property also benefits from excellent transport connections, with easy access to the A50, M1, and M6, as well as Uttoxeter railway station, making it well placed for commuting to Stoke-on-Trent, Stafford, Derby, and surrounding areas.




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Hallway

Entered via a composite double glazed front entrance door, the welcoming hallway features engineered oak flooring, a staircase rising to the first-floor landing, central heating radiator, electrical consumer unit, smoke alarm, and doors leading to the principal ground floor accommodation.

Lounge

A spacious and well-presented reception room featuring engineered oak flooring and a charming log-burning stove set upon a tiled hearth, creating an attractive focal point. The room also benefits from a useful understairs storage cupboard, two central heating radiators, and UPVC double glazed French doors with adjoining side panels opening into the conservatory.

Conservatory

A delightful conservatory enjoying attractive views over the rear garden, featuring UPVC double glazed windows to the rear and side elevations with integrated blinds, a perspex roof, and French doors providing direct access to the garden.

Kitchen

Fitted with a range of matching wall, base and drawer units complemented by roll-edge work surfaces and tiled flooring. Integrated appliances include a four-ring stainless steel gas hob with extractor canopy over, electric oven and grill, and a 1½ bowl ceramic sink with mixer tap. There is additional space and plumbing for undercounter appliances. The room also houses the Worcester gas-fired central heating boiler and benefits from a chrome heated towel radiator and UPVC double glazed window to the front elevation.

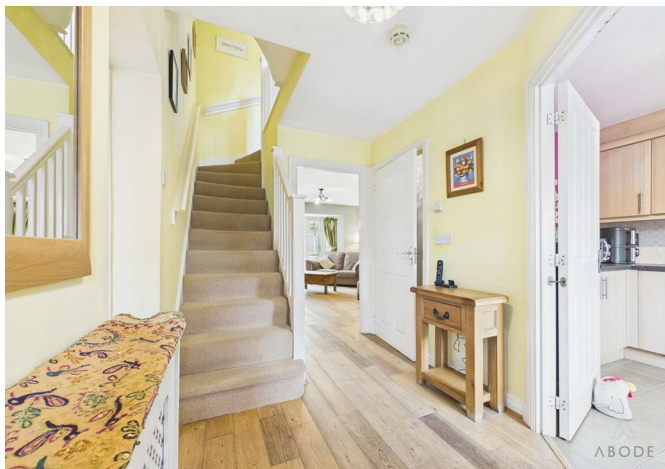


Guest WC

Comprising a low-level WC with concealed cistern, floating wash hand basin with mixer tap and tiled splashback, central heating radiator, oak-effect flooring and extractor fan.







Dining Room

Formerly the garage and now converted to create a versatile additional reception room. Currently utilised as a dining room, the space could equally serve as a home office, playroom or family room. Having a UPVC double glazed window to the front elevation, central heating radiator and internal access to the utility room.

Utility Room

Fitted with a work surface and eye-level storage cupboards, with space for undercounter appliances. A composite double glazed door provides access to the rear garden, whilst access is also available to the loft space.

Landing

With central heating radiator, smoke alarm and useful airing cupboard housing the pressurised hot water cylinder with shelving above. Stairs rise to the second-floor accommodation, with doors leading to:

Family Bathroom

Appointed with a modern three-piece suite comprising a low-level WC with concealed cistern, floating wash hand basin with mixer tap, and panelled bath with shower over. Complementary wall tiling, central heating radiator and extractor fan complete the room.

Bedroom Two

A generous double bedroom featuring two UPVC double glazed windows overlooking the rear elevation, central heating radiator and an extensive range of fitted wardrobes and dressing table with hanging rails and shelving.

Bedroom Three

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

Second Floor Landing

With smoke alarm and door leading to the principal bedroom suite.

Bedroom One

An impressive principal bedroom enjoying far-reaching views towards the Weaver Hills from the front-facing UPVC double glazed window. The room benefits from a useful over-stairs storage cupboard providing hanging space and additional storage, together with two central heating radiators, television point and loft access. A door leads through to the en-suite bathroom.

En-suite

Fitted with a three-piece suite comprising a low-level WC with concealed cistern, vanity wash hand basin with mixer tap, and panelled bath with shower over and glazed screen. Complementary wall tiling, chrome heated towel radiator, extractor fan, recessed ceiling spotlights, shaving point and a UPVC double glazed obscure window to the rear elevation complete the accommodation.

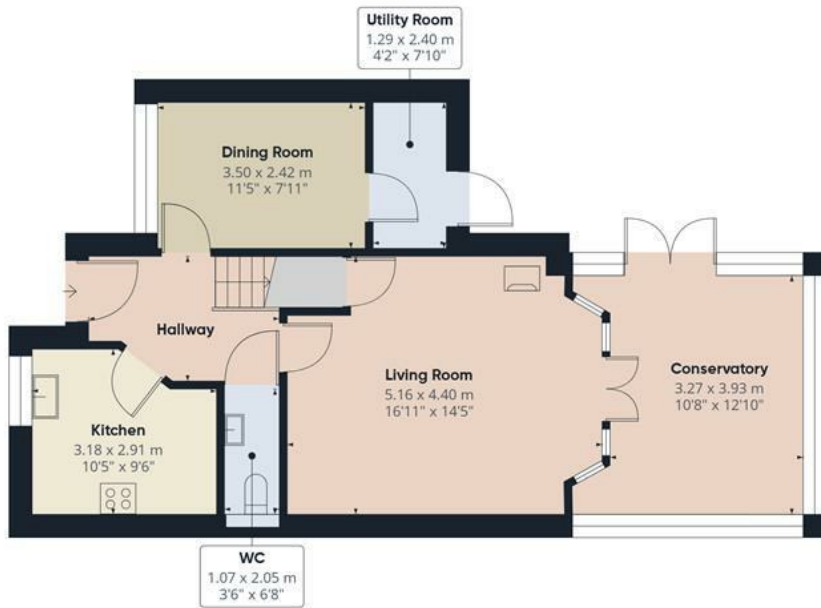




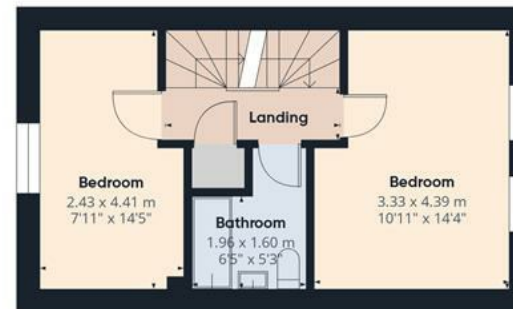








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

118.8 m²

1279 ft²

Reduced headroom

0.2 m²

2 ft²

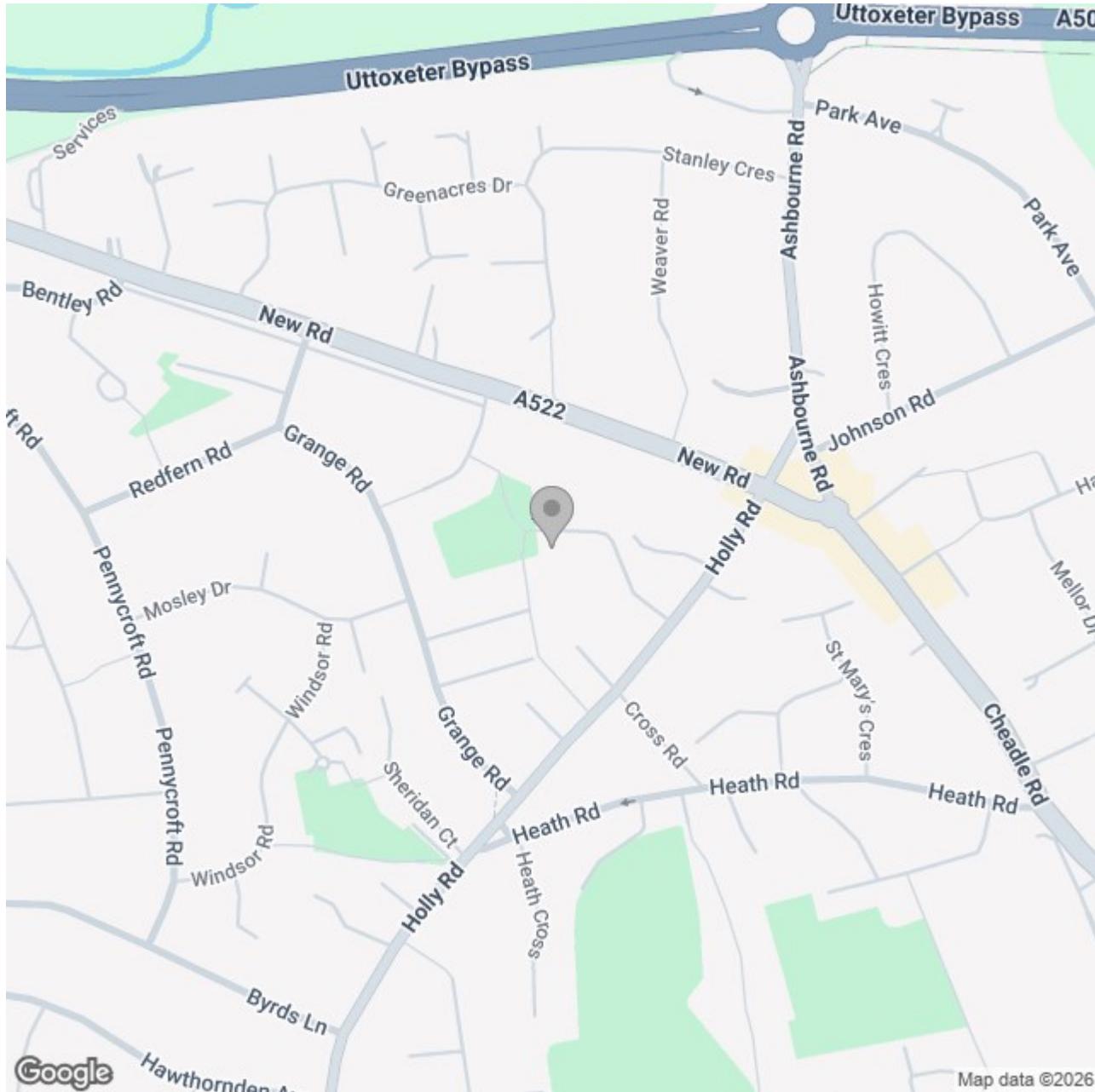
(1) Excluding balconies and terraces

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) A		
(81-91) B		88
(69-80) C	78	
(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 	