

## 2 Bird Song Court Park Street, Uttoxeter, ST14 7AW

Nestled in the charming area of Bird Song Court, Uttoxeter, this delightful new build detached bungalow offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow boasts two contemporary bathrooms, ensuring convenience for all residents. The design and layout have been thoughtfully considered, making the most of the available space while providing a sense of openness and light throughout.

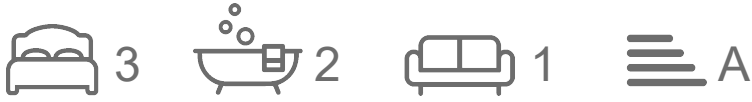
For those with vehicles, the property includes parking for up to three cars, a valuable feature in today's busy world. The location is not only tranquil but also conveniently situated, allowing easy access to local amenities and transport links.

This property represents an excellent opportunity for anyone looking to settle in a modern, comfortable home in a desirable area. With its appealing features and new build status, it is sure to attract interest from a variety of tenants. Do not miss the chance to make this lovely bungalow your new home.

£1,250 PCM

# 2 Bird Song Court

Park Street, Uttoxeter, ST14 7AW



- 3-bedroom detached new build bungalow in Uttoxeter, Staffordshire
- Ample parking space available
- Car charging points provided for eco-friendly transportation
- Approximately 1000 square feet in size
- Integration of kitchen, dining, and living spaces for sociable living
- Three generously proportioned bedrooms
- Offers a sense of seclusion and privacy
- Emphasis on environmental consciousness with solar panels
- Well-planned layout with open-plan living areas
- Versatile bedrooms suitable for personalization or home office use

Hallway

Bedroom One

En-suite

Bedroom Two

Bedroom Two

Utility Room

Open Plan Living/Dining Kitchen

Outside



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-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		94	94
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	