



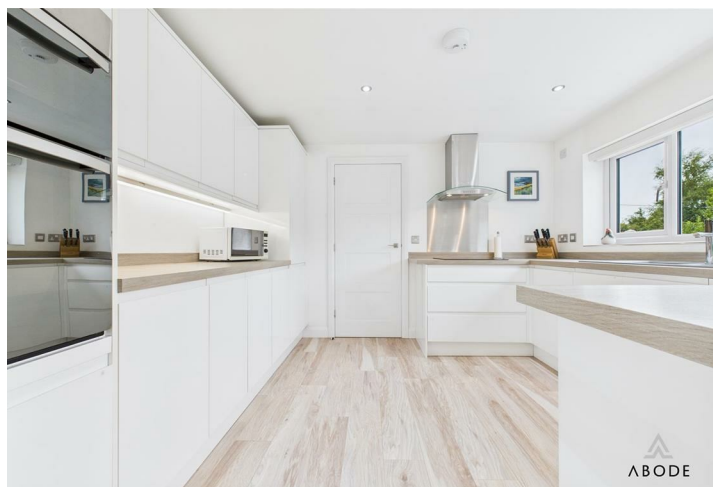


This beautifully renovated three-bedroom home is offered with no upward chain and is set in a popular village of Stramshall with excellent local amenities and countryside walks nearby. The property features a bright, open-plan layout with a welcoming lounge that flows into a contemporary kitchen/diner, complete with integrated appliances and French doors opening onto a landscaped rear garden with Indian stone patio.

A separate utility room provides practical storage and houses the oil-fired Worcester Bosch boiler, with access to a modern ground floor WC.

Upstairs, there are two generous double bedrooms—one with fitted wardrobes—a well-sized single, and a stylish family bathroom with a waterfall shower and modern suite.

The garage offers versatile space with power, lighting, and a Belfast sink—ideal as a workshop or additional utility area. With easy access to Uttoxeter, the A50, and major routes to Derby and Stoke-on-Trent, this move-in-ready home combines comfort, style, and location perfectly.



Hallway

Accessed via a stylish composite double-glazed door with adjoining UPVC frosted glass side window. The hallway features a central heating radiator, staircase rising to the first floor, built-in push-close storage cupboards, a smoke alarm, and internal door leading to:

Lounge

A bright and welcoming reception room with a UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point, and a feature fireplace with tiled hearth. Open plan access through to:

Kitchen/Diner

A beautifully appointed kitchen fitted with a range of contemporary base and eye-level units, complemented by wood block-effect worktops with drop edges. Integrated appliances include a four-ring induction hob with stainless steel extractor hood, oven and grill, fridge/freezer, dishwasher, and a one-and-a-half composite sink and drainer with mixer tap. A UPVC double-glazed window offers views over the landscaped rear garden, while ceiling spotlights enhance the space.

The adjoining dining area benefits from UPVC double-glazed double doors with matching side panels opening onto the rear garden, and includes a central heating radiator.



Utility Room

With a UPVC double-glazed side entrance door and frosted window, this practical space houses the Worcester Bosch oil-fired boiler and a carbon monoxide detector. Additional features include high-level storage cupboards, wood-effect work surfaces, a central heating radiator, and internal access to:







W.C.

Fitted with a low-level WC with continental flush, a floating wash hand basin with mixer tap and tiled splashback, central heating radiator, and a UPVC frosted double-glazed window to the side elevation.

Landing

Featuring a UPVC double-glazed window to the side elevation, smoke alarm, loft access via hatch, isolator switch, and thermostat. Internal doors provide access to:

Bedroom One

A well-proportioned double bedroom with a UPVC double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom Two

A spacious double room with a UPVC double-glazed window to the front elevation, central heating radiator, and a set of triple built-in wardrobes with mirrored sliding doors, offering hanging rails and shelving for ample storage.

Bedroom Three

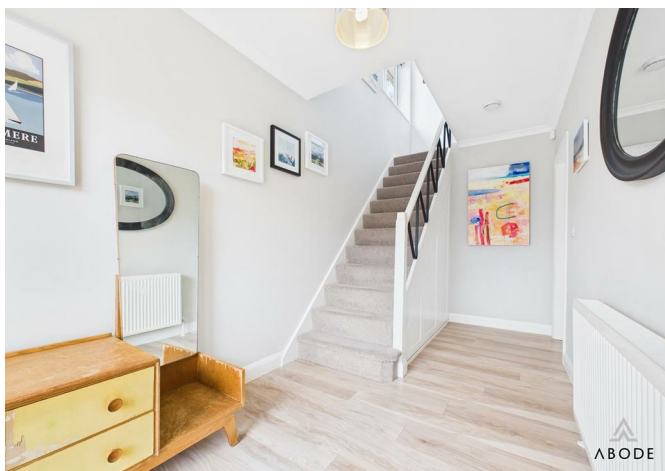
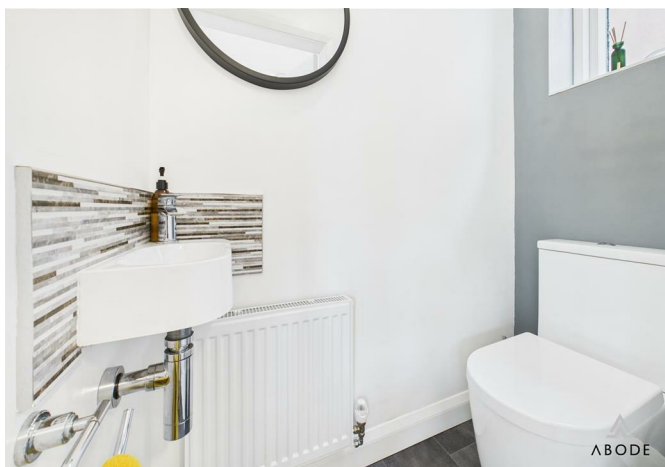
A bright bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Family Bathroom

Stylishly fitted with a modern three-piece suite, including a low-level WC with continental flush, floating wash hand basin with mixer tap and tiled splashback, and a P-shaped bath with curved glass screen. Features include a waterfall showerhead, full-height complementary tiling, extractor fan, LED ceiling spotlights, chrome heated towel rail and tiled flooring. A UPVC frosted double-glazed window provides natural light and privacy.

Garage

A useful and versatile space with an up-and-over door to the front elevation, a UPVC double-glazed window to the side, and a timber side access door. The garage also features a traditional ceramic Belfast sink with twin tap fittings, consumer electric unit, and internal lighting — ideal for use as a utility area, or workshop space.





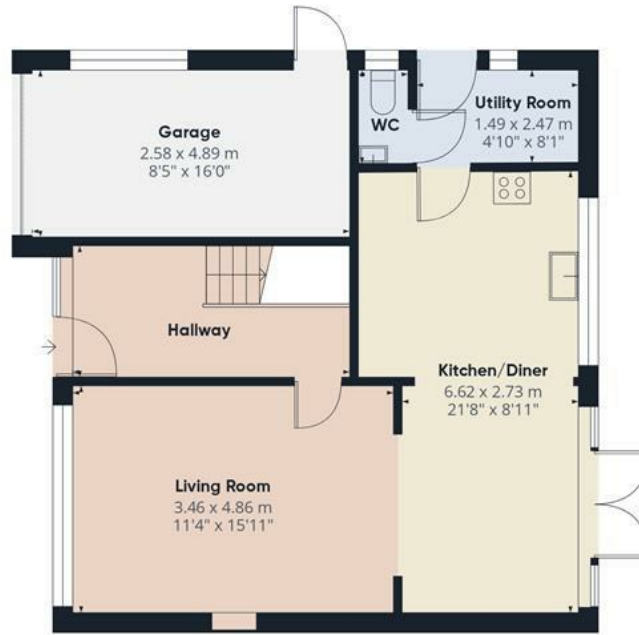






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾

104.9 m²

1129 ft²

(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.

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