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SALES & LETTINGS

Fraser Drive, Uttoxeter, Staffordshire, ST14 5EH

£460,000

https://www.abodemidlands.co.uk

This spacious family home offers versatile accommodation and a beautifully landscaped garden.

The ground floor features a welcoming hallway with understairs storage and cloakroom/WC, a study or home office, and a lounge with a box bay window. The heart of the home is the open-plan kitchen diner, fitted with high-gloss units, wood-effect work surfaces, and integrated appliances. French doors lead to a rear patio, and a separate utility room provides additional storage and houses the central heating boiler.

Upstairs, four bedrooms are served by a family bathroom, with the principal and second bedrooms benefiting from en suite shower rooms. The master bedroom also features built-in wardrobes and a private balcony.

The rear garden has been landscaped with decorative shrubs and blossom trees, an Indian stone patio for entertaining, and a timber decked area with pergola and external power, ideal for a hot tub. Gated side access leads to a single detached garage with power and lighting.

This home combines generous living space, modern features, and a stunning garden, perfect for family life and entertaining.

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Hallway

Accessed via a composite front door with a uPVC double-glazed frosted window to the front elevation. The welcoming hallway features a central heating radiator, smoke alarm, doorbell chime, thermostat, and a useful understairs storage cupboard. A staircase rises to the first-floor landing, with internal doors leading to:

Cloakroom/W.C.

Fitted with a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, and extractor fan.

Study

With a uPVC double-glazed window to the front elevation and central heating radiator. This versatile room is currently utilised as a study but could easily serve as a home office, playroom, or additional reception room.

Lounge

A comfortable reception room featuring a uPVC double-glazed box bay window to the front elevation, central heating radiator, and TV aerial point.

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Kitchen/Diner

Undoubtedly the hub of the home, this impressive open-plan living dining kitchen enjoys uPVC double-glazed windows to the rear elevation and a set of uPVC double-glazed French doors opening onto the rear patio.

The kitchen is fitted with a range of high-gloss matching base and wall units with wood block-effect work surfaces and inset drawers. Integrated appliances include a I½ stainless steel sink and drainer with mixer tap, six-ring stainless steel gas hob with extractor hood, double oven and grill, fridge, freezer, dishwasher, and a utility cupboard. LED downlighting completes the kitchen area, while two central heating radiators serve the dining and living space. An internal door leads to:

Utility Room

With a composite frosted side entry door, a range of matching base and wall units (one housing the Ideal gas central heating boiler), stainless steel sink and drainer with mixer tap, plumbing and space for freestanding under-counter appliances, central heating radiator, electrical consumer unit, and carbon monoxide detector.

Landing

With smoke alarm, loft access, central heating radiator, and a uPVC double-glazed window to the front elevation. Airing cupboard houses the pressurised hot water system and there is also a further useful built-in cloaks cupboard. Internal doors lead to:

Bedroom One

A spacious principal bedroom featuring a central heating radiator and built-in double wardrobe with hanging rail and shelving. The room also benefits from a front-facing balcony accessed via uPVC double-glazed sliding doors – perfect for morning coffee. An internal door leads to:

En-suite

With uPVC double-glazed frosted window to the side elevation and a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, and double shower cubicle with sliding glass screen. Complementary wall tiling, heated towel radiator, shaving point, ceiling spotlights, and extractor fan.

Bedroom Two

With a uPVC double-glazed window to the front elevation, central heating radiator, and built-in double wardrobe with hanging rail and shelving.

Jack & Jill En-suite

Featuring a three-piece shower room suite comprising low-level WC with continental flush, pedestal wash hand basin with mixer tap, and double shower cubicle with sliding glass screen. Complementary tiling, heated towel radiator, ceiling spotlights, and extractor fan.

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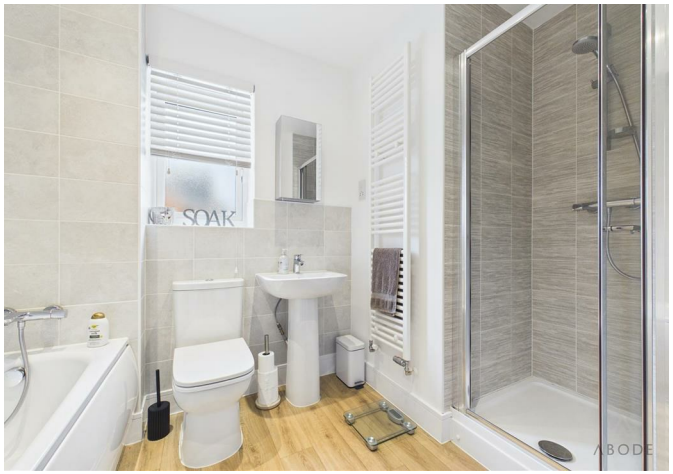
Bedroom Three
With a uPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Four
With a uPVC double-glazed window to the rear elevation, central heating radiator, and built-in wardrobe with hanging rail.

Family Bathroom
With a uPVC double-glazed frosted window to the rear elevation and a four-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, panelled bath with shower attachment and tiled surround, and separate shower cubicle with complementary wall tiling. Additional features include a heated towel radiator, ceiling spotlights, and extractor fan.

Garden
The raised rear garden has been thoughtfully landscaped to create a beautiful botanical setting, featuring a variety of decorative shrubs and blossom trees that flourish throughout the spring and summer months. A fenced Indian stone paved patio extends directly from the kitchen, providing an excellent space for outdoor dining and entertaining.

To the rear of the garden there is a timber decked area, ideally suited for the installation of a hot tub, complete with an external power socket and timber pergola. A gated side access leads through to the garage.



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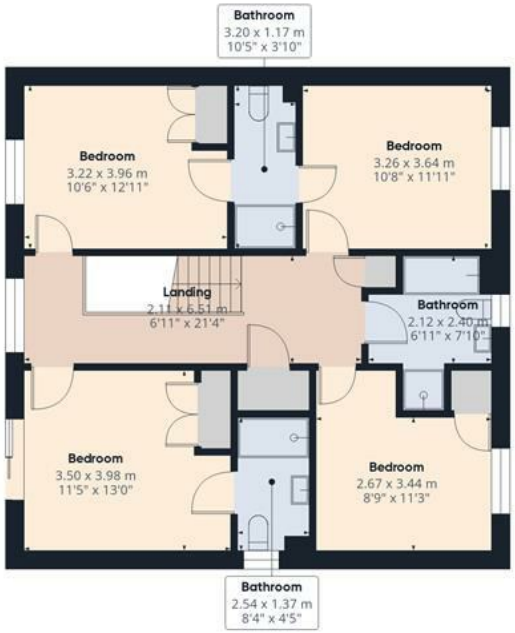
Floor 0 Building 1



Floor 1 Building 1

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Approximate total area(1)

156 m²

1679 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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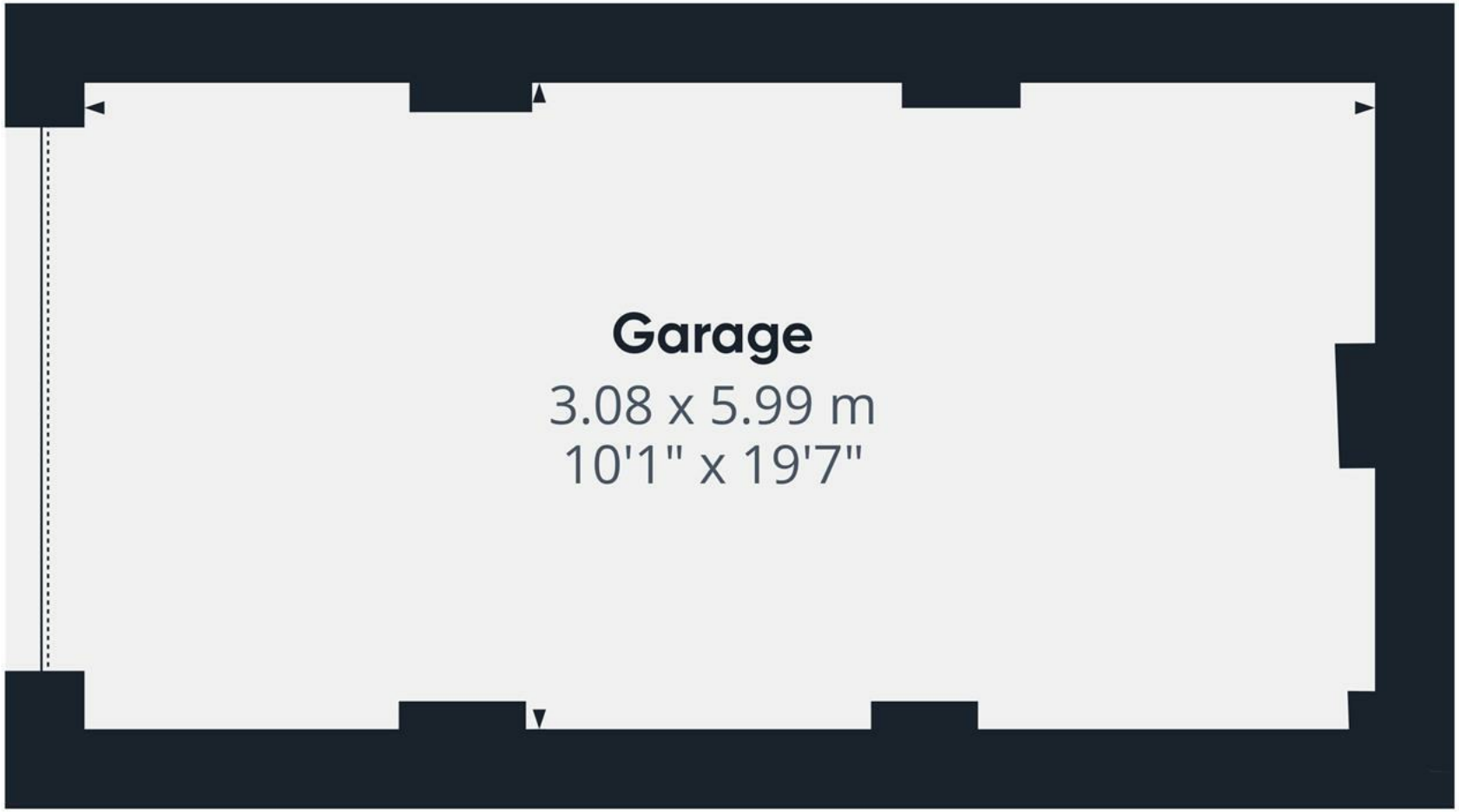

Approximate total area(1)

18.3 m²

197 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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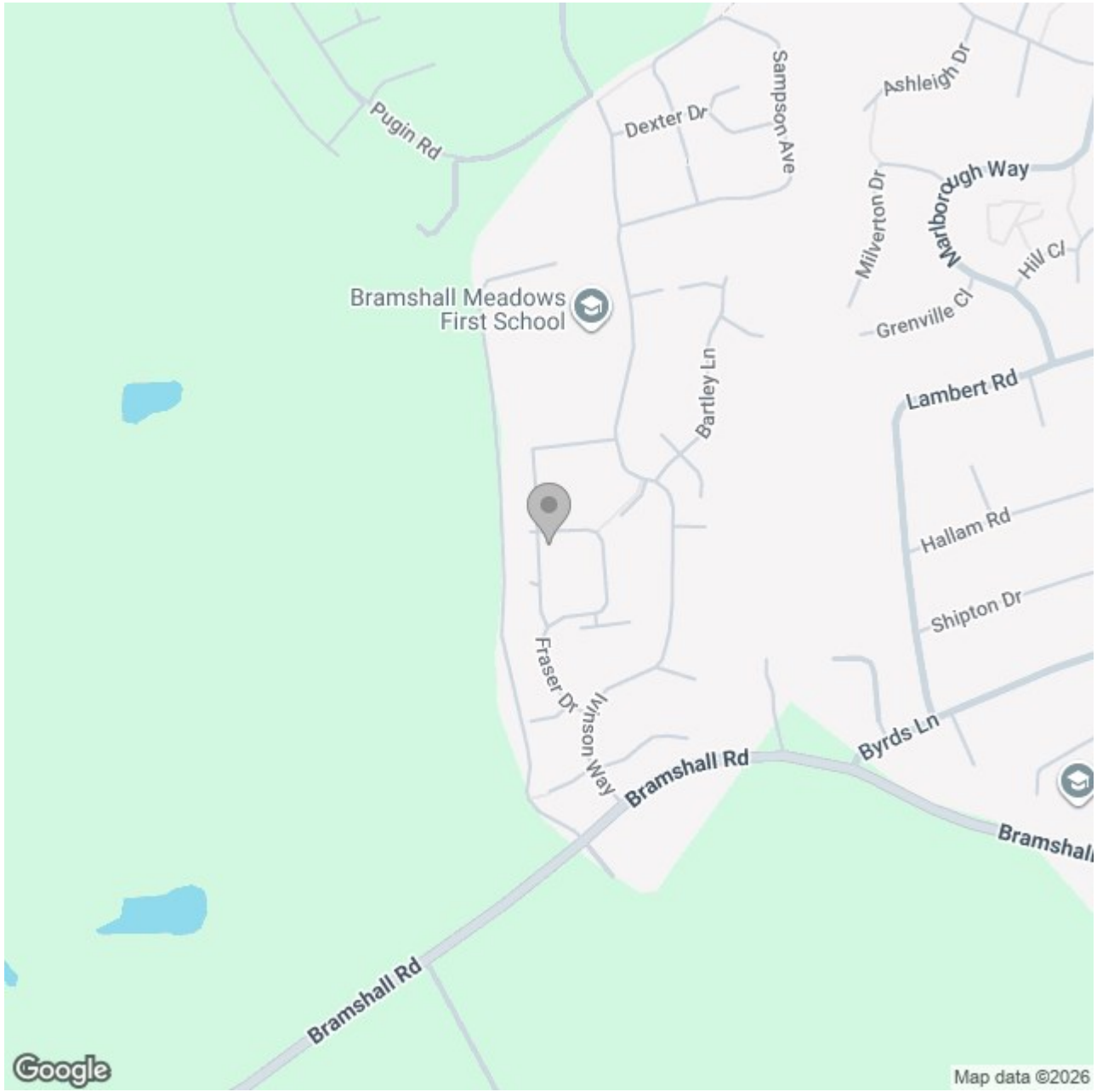
Floor 0 Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	93
(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

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