







**\*\* TWO BEDROOM SEMI-DETACHED \*\***  
**BACKING ONTO ALLOTMENTS IDEAL FIRST**  
**HOME \*\***

Perfect for first-time buyers, downsizers, or buy-to-let investors, this modern semi-detached home deserves a closer look to fully appreciate what it has to offer.

The well-presented accommodation briefly comprises an entrance hallway, lounge, breakfast kitchen, landing, two bedrooms, and a stylish shower room suite.

Located within close proximity to the centre of Uttoxeter, the property enjoys a convenient position within walking distance of local amenities, including Bramshall Road Park, supermarkets, independent shops, pubs, restaurants, cafes, schools, doctors, the train station, and a modern leisure centre. Excellent transport links are provided by the nearby A50, giving easy access to the M1, M6, Derby, and Stoke-on-Trent.





## Hallway

A welcoming entrance hallway accessed via a modern composite front door, featuring panelled flooring throughout and a staircase rising to the first-floor landing. Includes a central heating radiator, smoke alarm, and an internal oak-panelled door leading to the lounge.

## Lounge/Diner

A characterful and cosy living space with a UPVC double glazed window to the front elevation. The focal point is a cast iron wood-burning fireplace with a timber mantel and tiled hearth. Also benefiting from a central heating radiator, TV aerial point, fibre broadband connection, and thermostat. An internal door leads through to the kitchen.

## Breakfast Kitchen

A well-appointed kitchen with a UPVC double glazed window to the rear, offering pleasant garden views. Fitted with a range of matching base and eye-level storage units and drawers, complemented by wood block effect roll-top work surfaces. Integrated appliances include a composite sink and drainer with mixer tap, an induction hob with built-in oven and grill, and extractor fan. There is plumbing and space for freestanding under-counter white goods, and further space for additional freestanding appliances. The kitchen also houses the Glow-worm gas central heating boiler and features a breakfast bar and central heating radiator. A UPVC rear entry door provides access to the garden.

A useful under-stairs storage cupboard—complete with a side-facing glazed panel window—houses the consumer unit and offers additional practical storage space.

## Landing

Featuring a UPVC double glazed window to the side elevation, access to the loft via a ceiling hatch, and an isolator switch. Internal doors lead to the bedrooms and shower room.



## Master Bedroom

A bright double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and a practical over-stairs storage cupboard with hanging rails and internal lighting—ideal for wardrobe or linen storage.

## Bedroom Two

Positioned to the rear of the property, this bedroom includes a recently replaced UPVC double glazed window, central heating radiator, and a TV aerial point.









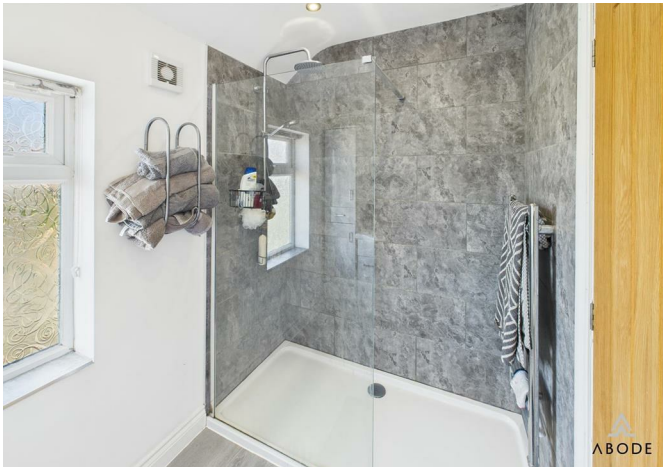


### Shower Room

A stylish and modern three-piece suite comprising a low-level WC with continental flush, a wash hand basin with mixer tap and tiled splashback, and a double shower cubicle with glass screen and rainfall showerhead. Finished with contemporary tiling to the walls, a chrome heated towel radiator, ceiling spotlights, extractor fan, and a UPVC double glazed frosted window to the rear elevation.

### Outside

To the frontage is a block paved double width driveway, providing ample off road parking so two vehicles. A gated entry leads to the side access. The side leads to a a low maintenance rear garden which is predominantly block paved with enclosing fence boundaries.







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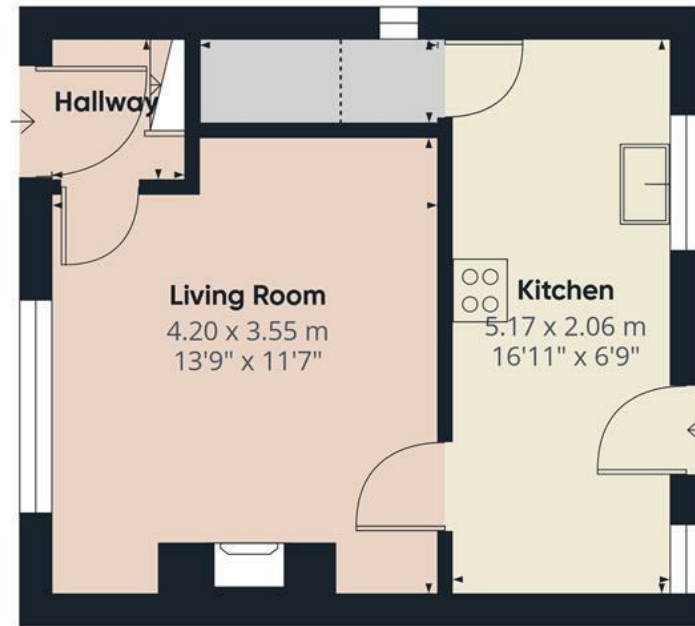


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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

54.6 m<sup>2</sup>

587 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

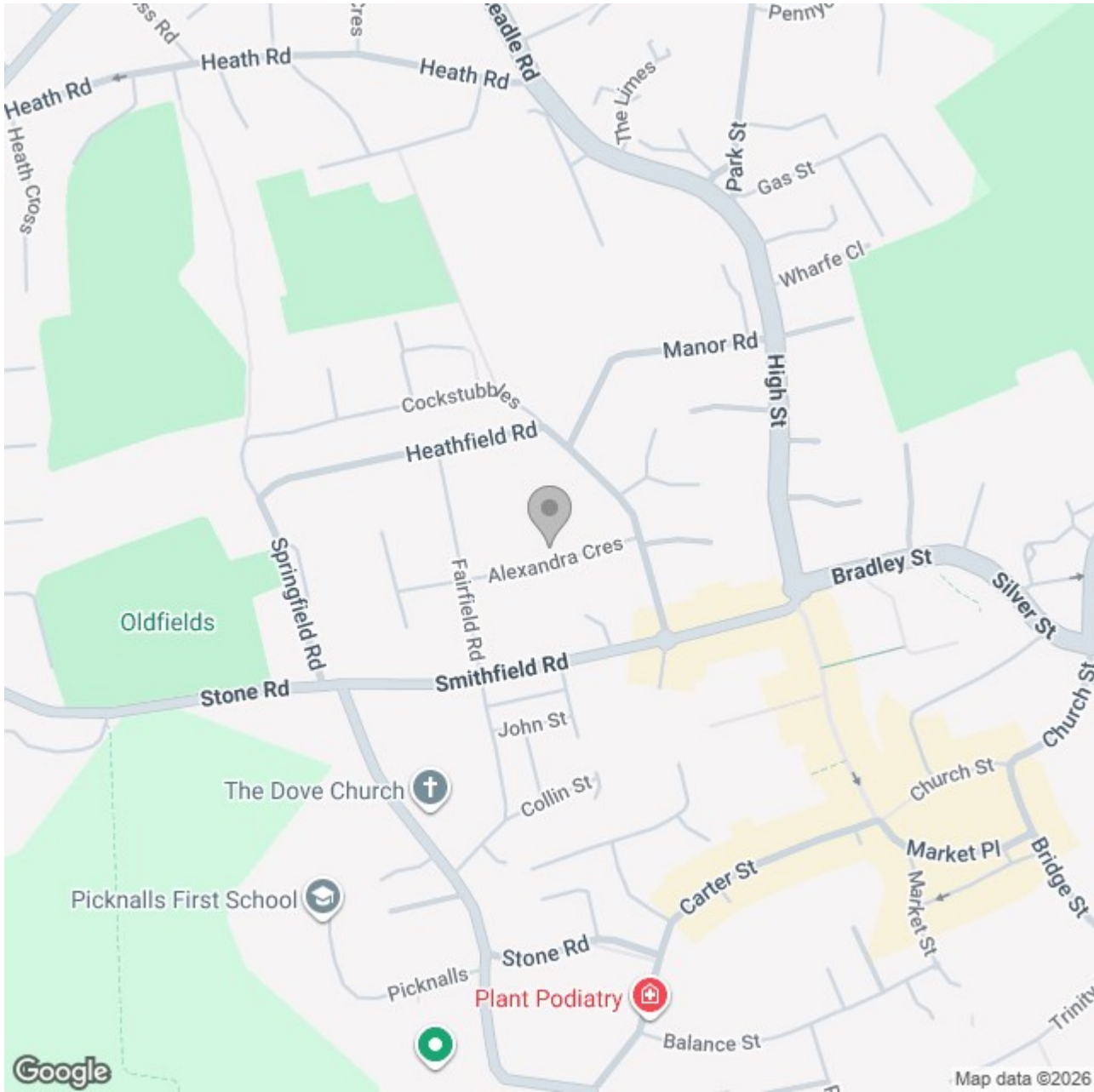
Reduced headroom

----- 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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>84</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>59</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |