





This stylish and energy-efficient two-bedroom first-floor apartment offers modern, low-maintenance living on the outskirts of Utttoxeter town centre. The property opens into a welcoming entrance hallway equipped with an intercom entry system, a useful built-in cloaks cupboard, and fibre broadband connectivity.

At the heart of the home is a bright and spacious open-plan lounge and dining room, flooded with natural light from a front-facing window and French doors that open onto a Juliet balcony. An open archway leads from the living space into a well-appointed kitchen, which features a comprehensive range of wall and base units with wood-block effect work surfaces, an integrated fridge and freezer, an electric oven with a gas hob, and a high-efficiency combination boiler.

The accommodation continues with a generous double main bedroom and a well-proportioned second bedroom, both served by a modern family bathroom complete with a three-piece suite, electric shower over the bath, and complementary tiling.

Outside, the apartment benefits from two allocated off-road parking spaces, all within easy reach of local amenities and the A50 bypass link road.



Entrance Hallway

A welcoming entrance hallway with a UPVC double glazed window to the rear elevation, central heating radiator, thermostat, smoke alarm, intercom entry telephone system, and a useful built-in cloaks cupboard housing the electrical consumer unit and fibre broadband connection point. Internal doors provide access to all principal rooms.

Lounge/Dining Room

A bright and spacious open-plan living and dining area featuring a UPVC double glazed window to the front elevation and UPVC double glazed French doors opening onto a Juliet balcony, allowing an abundance of natural light. The room benefits from three central heating radiators, a TV aerial point, carbon monoxide detector, and an open archway leading into the kitchen.

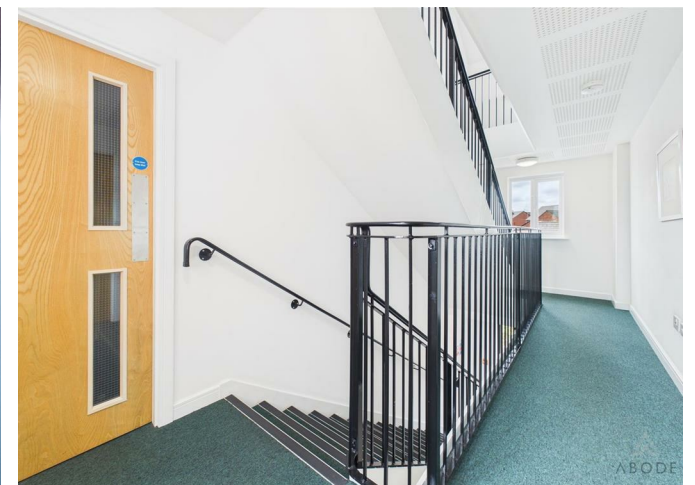
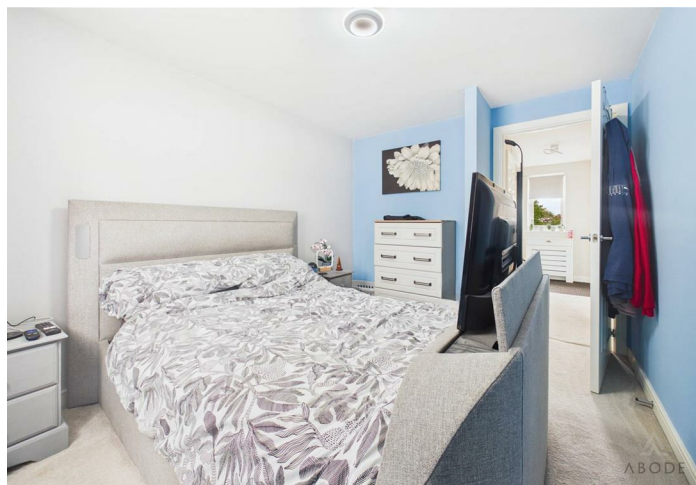
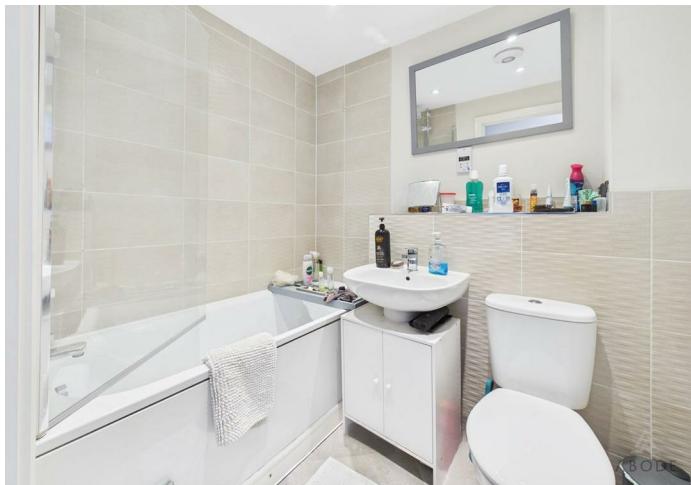
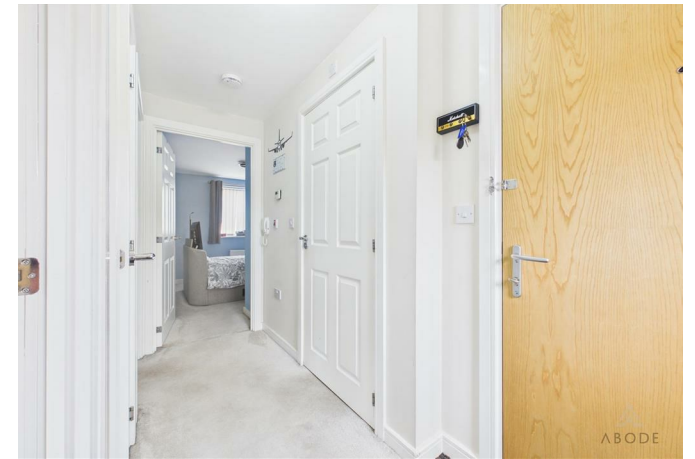
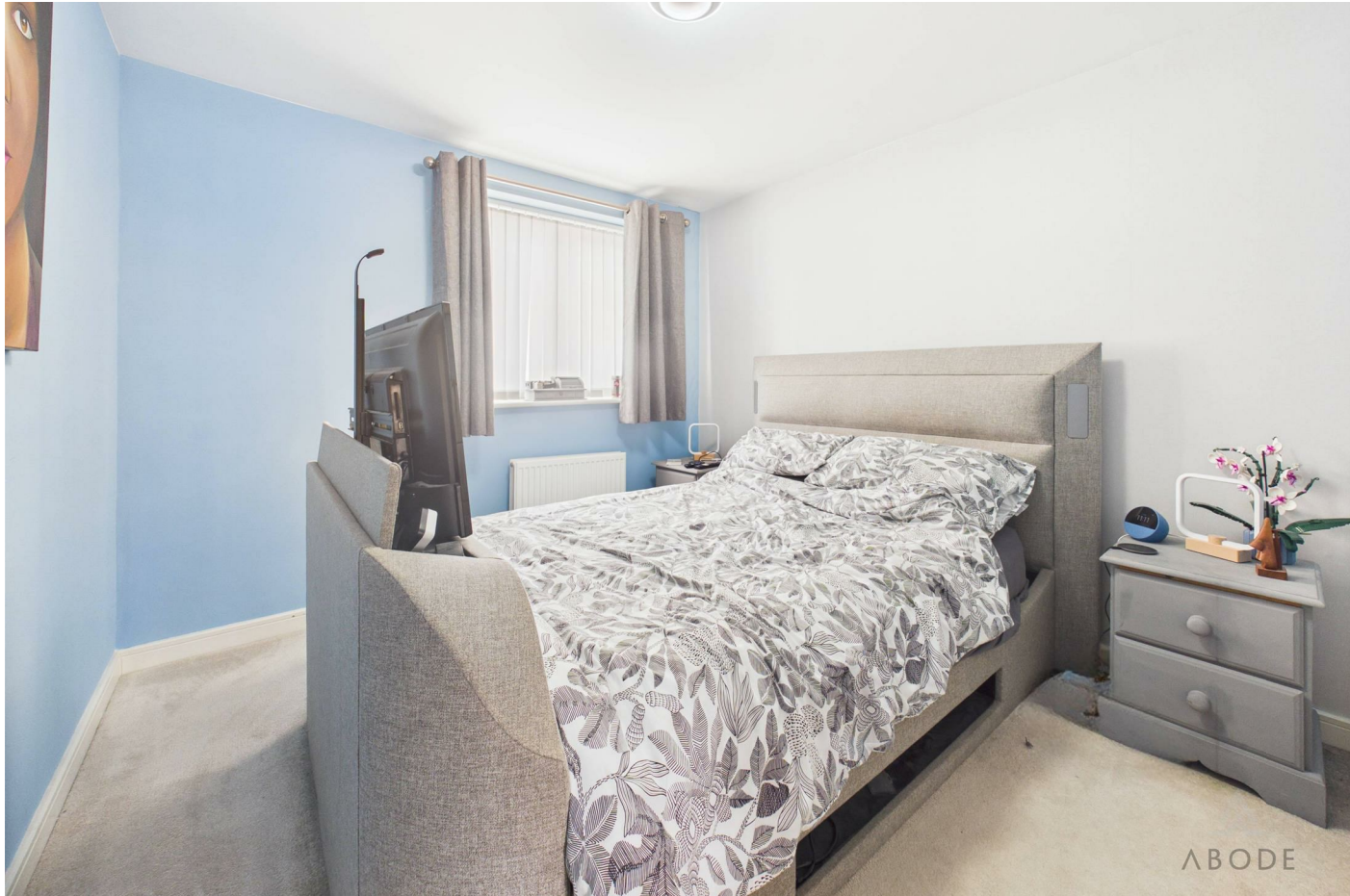
Kitchen

Well-appointed with a UPVC double glazed window to the rear elevation and fitted with a comprehensive range of matching wall and base units with wood-block effect work surfaces. Integrated appliances include a fridge, freezer, built-in oven and grill, four-ring stainless steel gas hob with extractor hood above, and a 1½ bowl stainless steel sink with mixer tap. The kitchen also houses the gas-fired combination boiler and benefits from a smoke alarm.

Bedroom One

A generous double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, and telephone point.





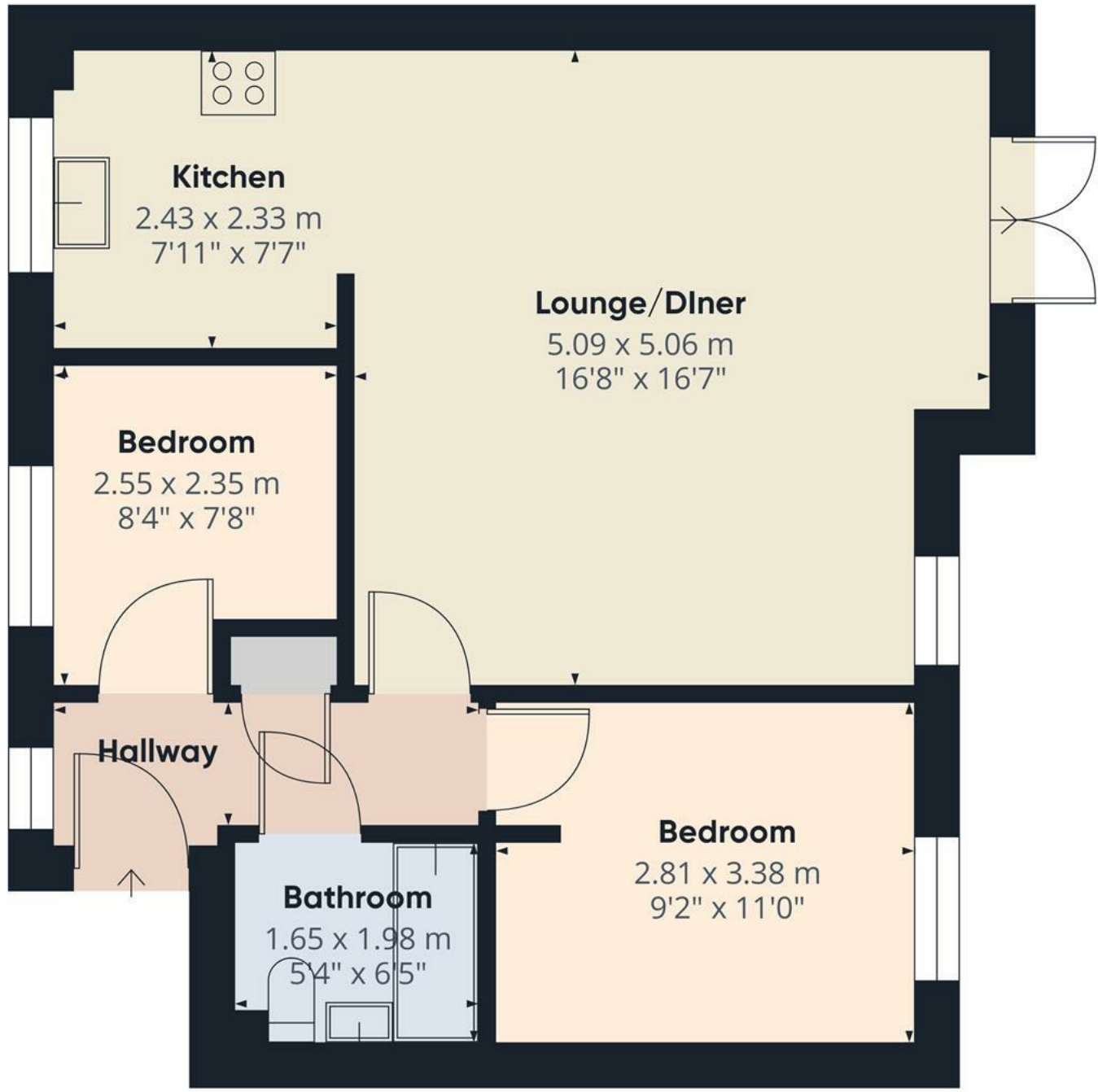
Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

Modern family bathroom fitted with a three-piece suite comprising a panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin with mixer tap, and low-level WC. Finished with complementary wall tiling, recessed ceiling spotlights, extractor fan, central heating radiator, and shaver point.



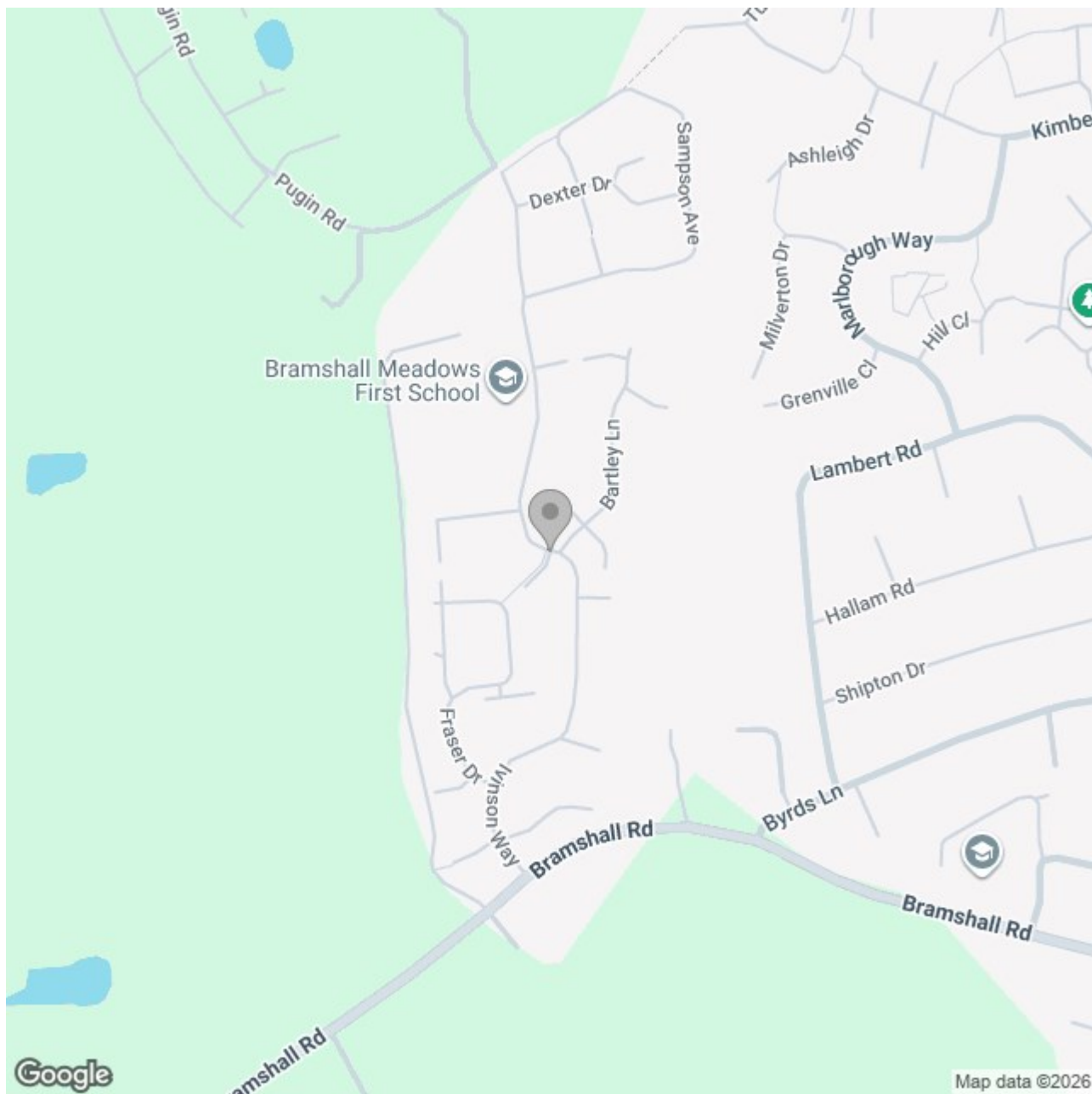


Approximate total area⁽¹⁾
53.5 m²
574 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 	