





This spacious four-bedroom detached family home has been thoughtfully extended to create a versatile and well-balanced layout, ideal for modern living. Situated in a convenient location with easy access to the A50, the property offers excellent transport links to surrounding areas and major road networks.

The accommodation benefits from uPVC double glazing and gas central heating throughout, and briefly comprises an inviting entrance hallway, a comfortable living room, a separate family area, and an impressive extended kitchen/diner designed for both everyday use and entertaining. Additional ground floor features include a useful utility room and a contemporary wet room. To the first floor, there are four well-proportioned bedrooms along with a separate family bathroom.

Externally, the property enjoys a particularly generous rear garden, providing an ideal setting for relaxing and socialising. A paved patio area offers space for outdoor seating and leads onto an extensive lawn bordered by established plants and shrubs. At the far end of the garden sits a substantial timber-built garden room, complete with power and double doors, offering excellent flexibility as a home office, gym, studio, or additional living space.

The property is also conveniently located close to the town centre, with easy access to a range of local amenities including shops, schools, and leisure facilities, while Uttoxeter itself is just a short distance away.

Viewings are strictly by appointment.



## Hallway

Entered via a uPVC double glazed stained glass front door, the welcoming hallway features a panelled staircase rising to the first floor, a central heating radiator, coving to ceiling, and a useful under-stairs storage cupboard with shelving. A uPVC double glazed frosted window is positioned to the side elevation.

## Lounge

A bright and inviting reception room featuring a uPVC double glazed bay window to the front elevation with built in shutter blinds and a curved central heating radiator. The focal point is an attractive open fireplace with a Victorian-style backing, timber Adam-style surround, and granite hearth. Additional features include a TV aerial point, telephone socket, and coving to ceiling.

## Family Area

A superb additional living space with uPVC double glazed French doors opening onto the rear garden, flanked by matching side windows. The room benefits from two central heating radiators and oak panelled flooring throughout. A striking Victorian-style open fireplace with timber surround and tiled hearth provides a central feature. There is also a TV aerial point with Sky connections and feature wall lighting. Open access leads into:







### Kitchen/Diner

An impressive extended kitchen and dining space, ideal for modern family living and entertaining. The room is flooded with natural light from two uPVC double glazed bay windows to the side and French doors opening onto the rear garden. Fitted with a bespoke range of base and eye-level units, complemented by woodblock work surfaces and tiled splashbacks. Integrated appliances include a one-and-a-half ceramic sink with chrome mixer tap and dishwasher, along with curved corner units and soft-close pan drawers. A Rangemaster six-ring cooker is available by separate negotiation. The space is finished with tiled flooring and a central heating radiator, and leads through to:

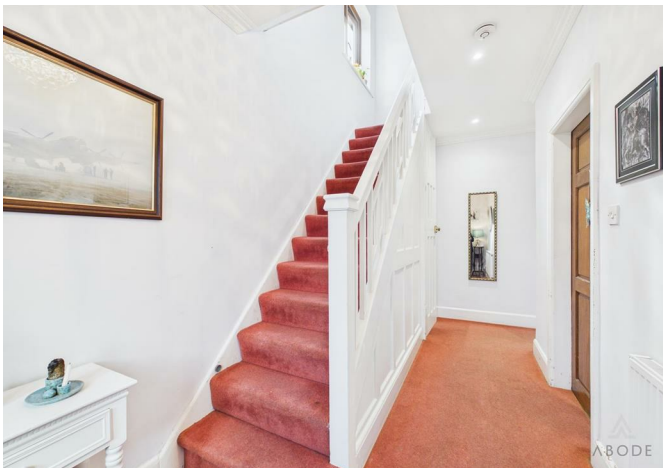


### Shower Room

Comprising a modern wet room suite with fully tiled walls and flooring, a pedestal wash hand basin, low-level WC, and open shower area. Additional features include a Milano Windsor radiator, towel rail, spotlights to ceiling, extractor fan, and a uPVC double glazed frosted window to the rear.

### Utility Room

Fitted with tiled flooring and a uPVC double glazed frosted door to the front elevation. Housing the Worcester Bosch boiler, the room provides space for under-counter appliances and features woodblock work surfaces. A panelled door leads into:



### Landing

With a uPVC double glazed window to the side elevation, coving to ceiling, loft access, and a smoke alarm.

### Bedroom One

A spacious double bedroom with a uPVC double glazed window to the rear elevation, central heating radiator, and loft access.

### Bedroom Two

A well-proportioned double bedroom featuring a uPVC double glazed bay window to the rear, central heating radiator, and a charming feature fireplace with exposed brick backing. Additional features include coving to ceiling and a TV aerial point.

### Bedroom Three

A further bedroom with a uPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

A versatile room with a uPVC double glazed window to the front elevation and central heating radiator, suitable as a bedroom, study, or nursery.

### Family Bathroom

A stylish four-piece suite comprising a Jacuzzi bath with mixer tap, corner shower cubicle with curved glass screen, low-level WC, and a floating wash hand basin. The room is complemented by tiled walls, chrome heated towel radiators, spotlights with LED mood lighting, extractor fan, and uPVC double glazed frosted windows to the side and rear elevations.

### Outside

To the front, a spacious block paved driveway provides ample off-road parking, with gated side access leading to the rear garden and utility room.

The rear garden is a standout feature of the property, offering an extensive block paved patio area ideal for entertaining, leading onto a large lawn enclosed by timber fencing with concrete posts. The garden is well stocked with mature plants and shrubs, and includes a feature pond.

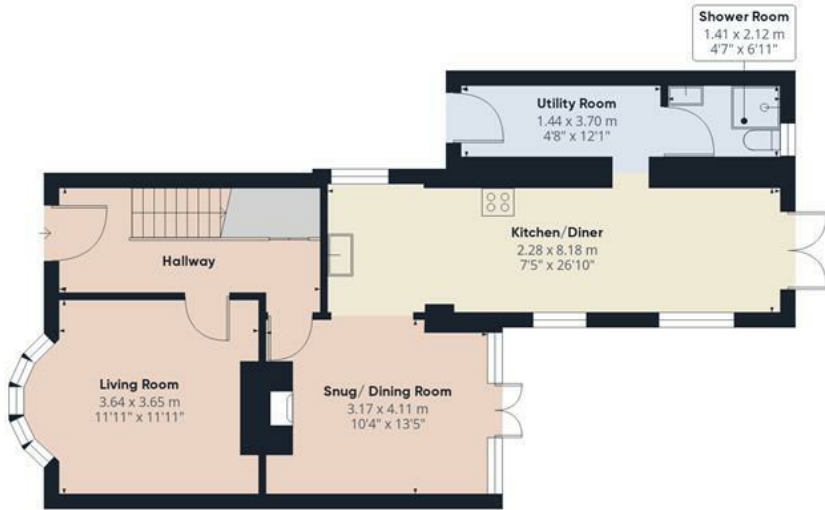
To the rear of the plot is a paved area housing a substantial timber garden room measuring approximately 22ft x 11ft, complete with power and uPVC double doors. This versatile space is perfectly suited for use as a home office, gym, or studio.



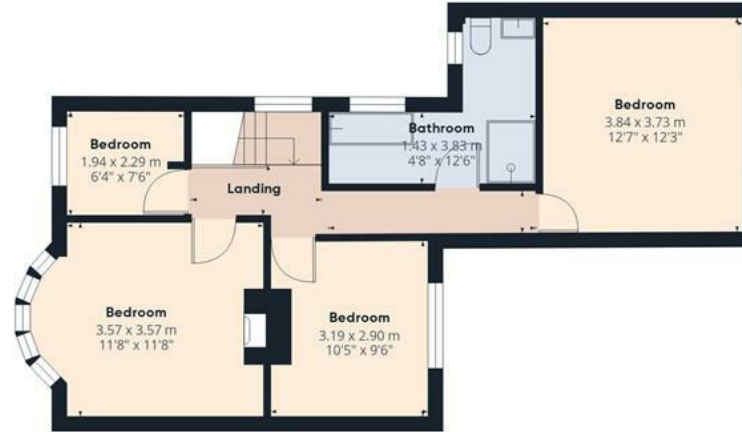








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

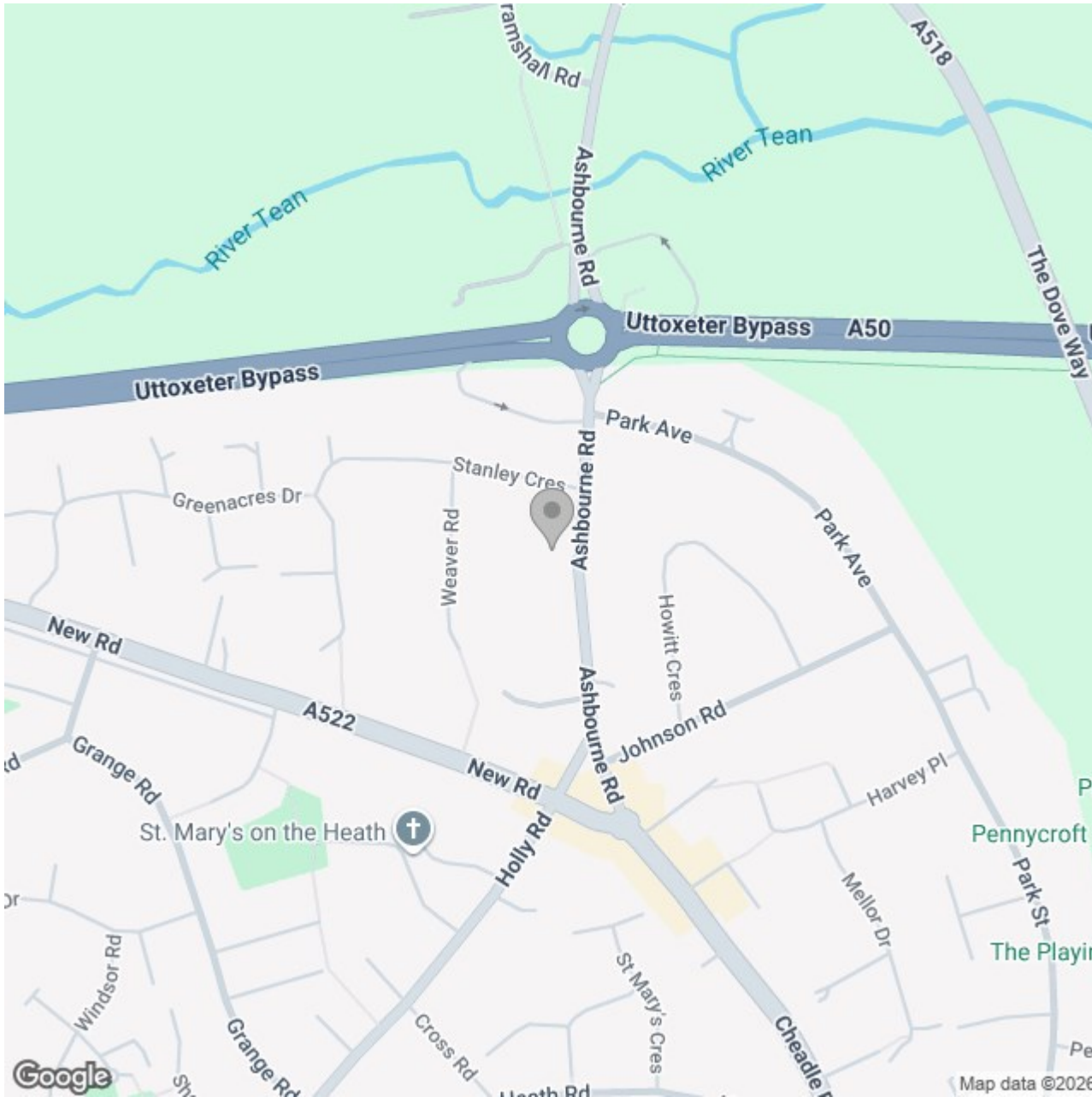
134.2 m<sup>2</sup>

1445 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>65</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	