





Ideally suited to first-time buyers, downsizers, or buy-to-let investors, this attractive modern semi-detached home must be viewed to be fully appreciated. Offering well-proportioned accommodation throughout, including a fitted dining kitchen to the rear, the property also benefits from a pleasant rear garden and an enviable position within the development. Early viewing is strongly recommended to appreciate the layout, room dimensions, and overall setting.

A particular feature of the property is the substantial L-shaped garden outbuilding, thoughtfully designed to provide a versatile space for a variety of uses. Ideal for those working from home, pursuing hobbies, requiring additional storage, or seeking a potential workshop or garden studio, this useful addition will appeal to a discerning buyer looking for flexible external space.

The property is tucked away in a quiet cul-de-sac location, positioned within a peaceful part of the development, offering a sense of privacy while remaining conveniently accessible.

Situated on the outskirts of Uttoxeter, the home is still within easy reach of a wide range of amenities. These include Bramshall Road Park and the town centre, which offers a selection of supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors' surgeries, schools, a train station, multi-screen cinema, and a modern leisure centre. The nearby A50 dual carriageway provides excellent commuter links to the M1 and M6 motorways, as well as the cities of Derby and Stoke-on-Trent.



Hallway

Entered via a composite front entrance door into the hallway, featuring a central heating radiator, electrical consumer unit, doorbell chime, smoke alarm, and 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, heated towel radiator, and extractor fan.

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, useful understairs storage cupboard, staircase rising to the first floor landing, Nest thermostat, and internal door leading to:

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, the kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers with drop-edge preparation work surfaces. Integrated appliances include a 1½ stainless steel sink and drainer with mixer tap, four-ring stainless steel gas hob with matching extractor hood, oven and grill. There is plumbing and space for freestanding white goods, a central heating radiator, and UPVC double glazed French doors leading to the rear garden. The central heating combination gas boiler is also housed here.

Landing

With access to the loft space via a hatch with pull-down ladders, smoke alarm, central heating radiator, and internal doors leading to:



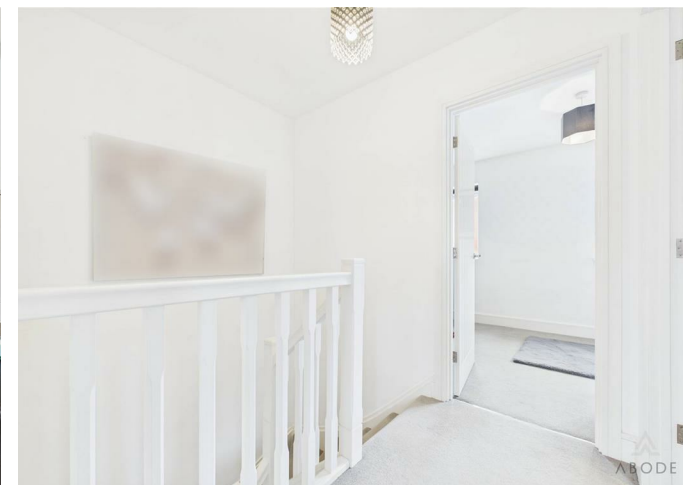
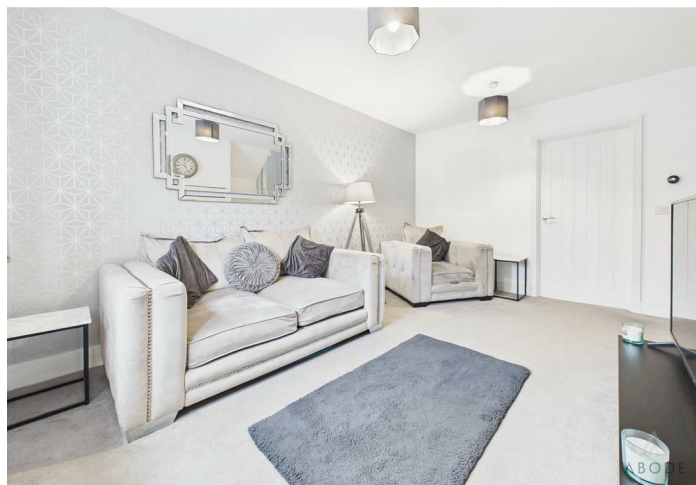
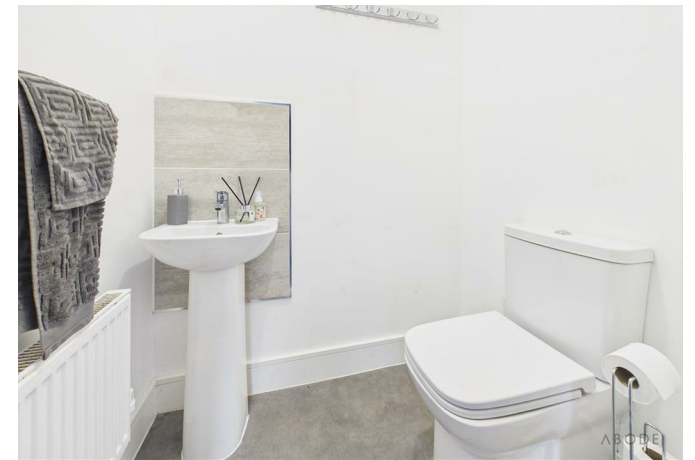
Bedroom One

With two UPVC double glazed windows to the rear elevation, central heating radiator, and built-in double wardrobe comprising hanging rails and shelving.

Bedroom Two

With two UPVC double glazed windows to the front elevation and central heating radiator.







Bathroom

With a UPVC double glazed frosted window to the side elevation, fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and bath with glass shower screen and shower over. Complementary tiling to the walls, heated towel radiator, ceiling spotlights, and extractor fan.

Outside

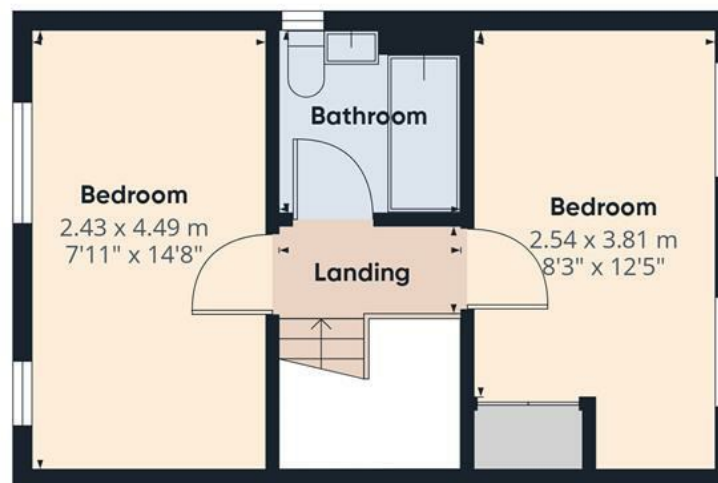
To the side elevation there is gated access leading to an area housing a useful garden storage shed, with a further gate providing access to the rear garden. The rear garden features composite decking, ideal for entertaining, with a pergola canopy creating a pleasant seating area. Beyond this is a garden laid partly to artificial lawn, with the remainder finished in gravel, complemented by two feature stone-based patio areas and decorative shrubbery borders. A particular highlight is the large, purpose-built L-shaped garden storage shed offering a variety of potential uses, featuring double doors to the front elevation, electric power supply, and three double glazed windows to the front.



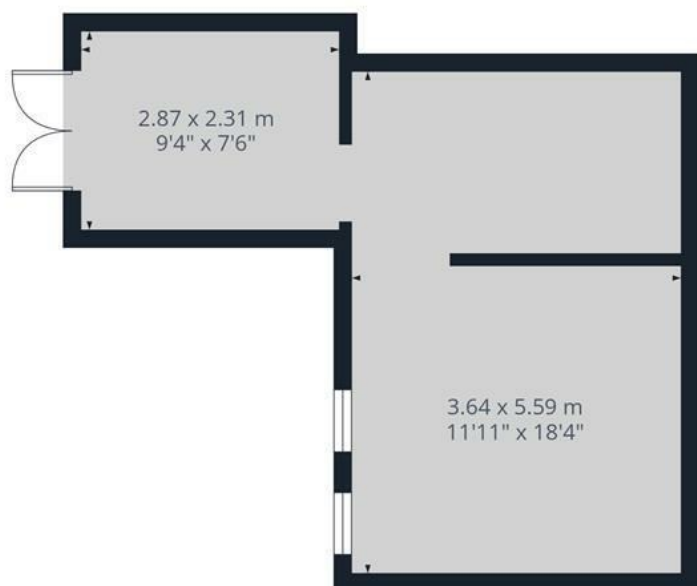




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

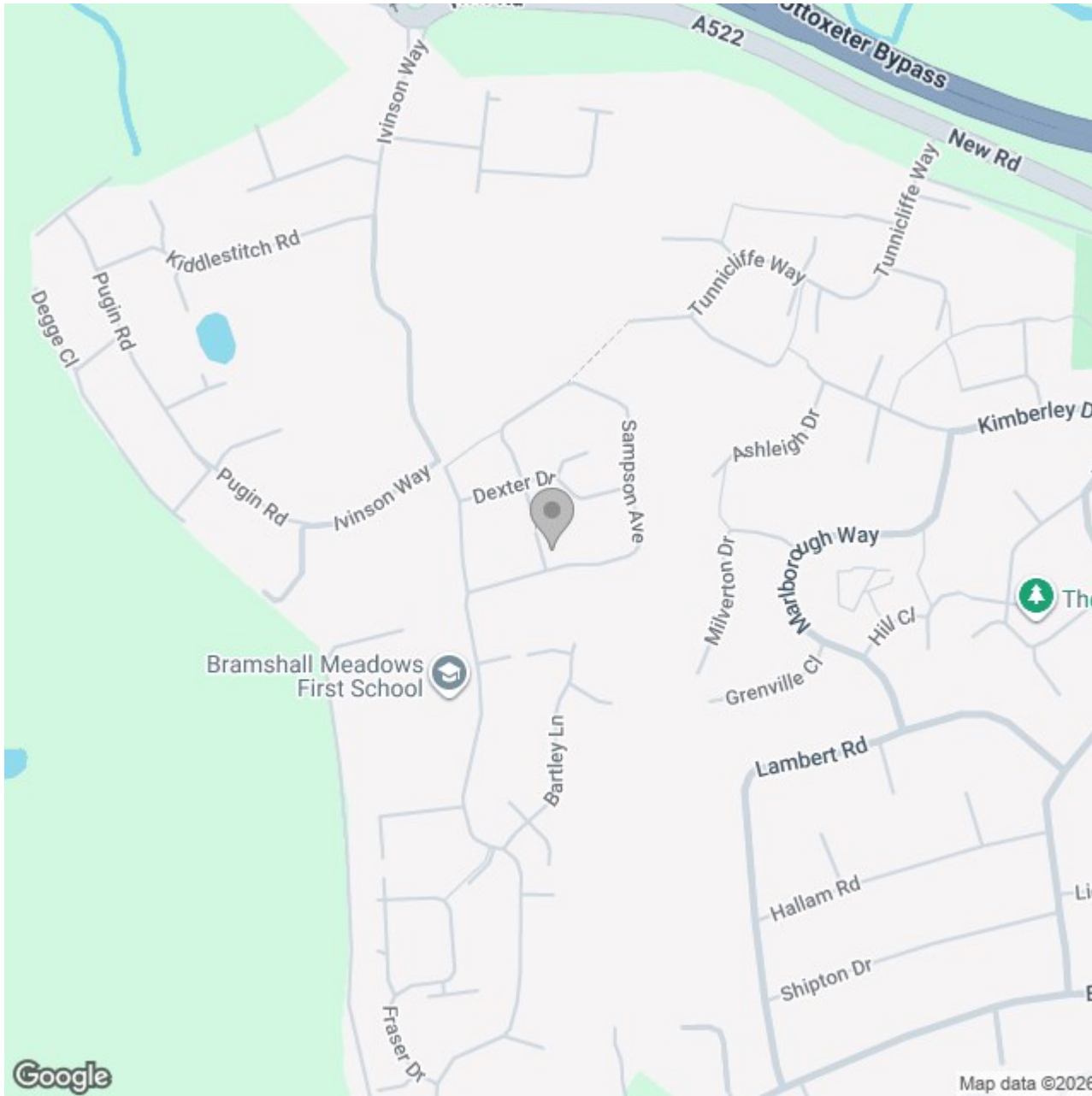
85.8 m²

923 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		96
(81-91) B	83	
(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 	