



ANDERSON-DIXON



Wood Lane , Uttoxeter, ST14 8BD

**** PRESTIGIOUS LOCATION ** DOUBLE GARAGE ** DUAL FRONTAGE WITH EXTENSIVE REAR EXTENSION ****

Presenting a unique opportunity to acquire a rarely available, five-bedroom detached property in the highly sought-after area of Wood Lane, Uttoxeter. This approximately 3,000 sq. ft. family home offers generous living space, including two substantial reception rooms, an open-plan living and dining kitchen, and five double-sized bedrooms with two en-suites. The internal layout comprises a hallway, dining room, living room, inner reception hall, utility room, cloaks/WC, and an expansive living/dining kitchen. The upper level features five bedrooms, including two en-suites and separate refitted family bathroom.

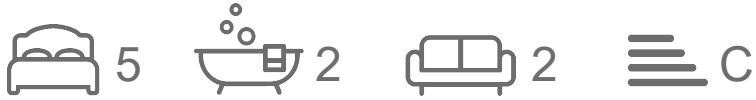
Externally, this property is set on a spacious plot with stunning views of Uttoxeter Racecourse. It includes a large driveway leading to a detached double garage and an additional garden room, ideal for use as a study or a home office. The extensive grounds feature well-maintained lawns, various vegetable patches, an entertainment patio area, and an array of mature plants and shrubs. Viewings are strictly by appointment only and can be arranged by contacting ABODE.

£825,000



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, Uttoxeter, ST14 8BD



Disclaimer

Inner Hall

Cloaks/WC

Utility Room

Lounge

Reception Room

Open Plan Living/Dining Kitchen

Bedroom One

En-suite One

Bedroom Two

En-suite Two

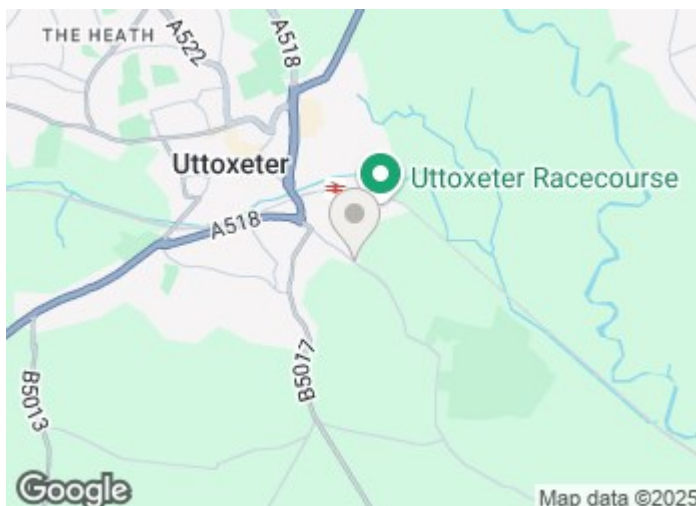
Bedroom Three

Bedroom Four

Bedroom Five

Family Bathroom

Services

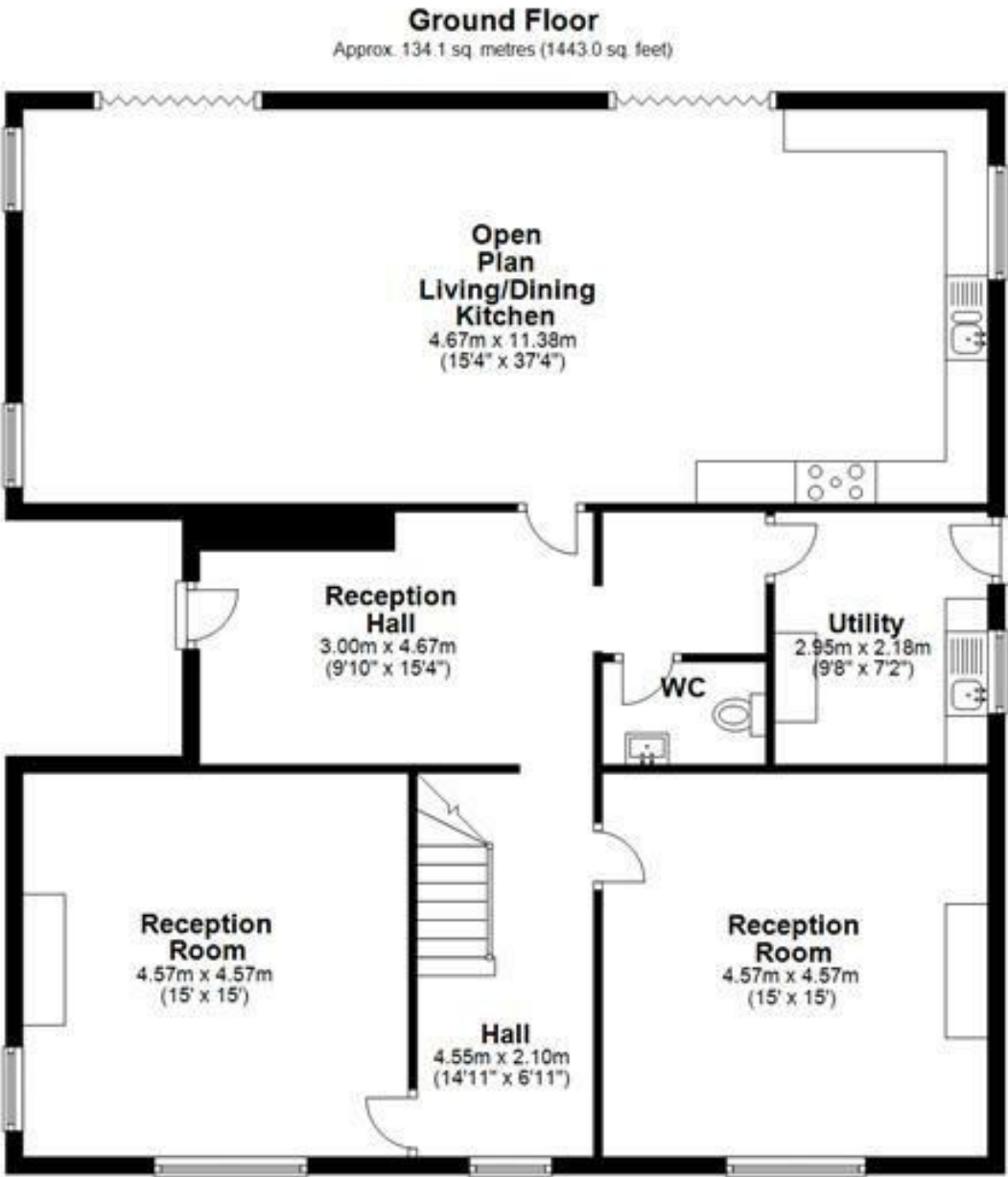


Directions





Floor Plan



Total area: approx. 318.3 sq. metres (3425.6 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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		