



58 Sorrel Close, Uttoxeter, ST14 8UP

Enjoying a peaceful setting within walking distance of the town centre, this executive detached family home is offered with no upward chain and showcases beautifully upgraded interiors, four excellent double bedrooms and a superb plot including landscaped gardens, a detached double garage and parking to the rear. Retaining a further 6 years (approximately) of the NHBC warranty, this immaculately maintained and thoughtfully designed home has been finished to a superb standard, with a refitted kitchen and utility, Karndean flooring to much of the ground floor, bespoke fitted wardrobes and traditional panelling, in addition to exterior landscaping including porcelain paving.

The central reception hall opens into two

versatile reception rooms plus an open plan living and dining kitchen, with a utility and cloakroom also set to the ground floor. Four well proportioned double bedrooms set to the first floor are serviced by a family bathroom and master en suite, with two of the bedrooms also having fitted wardrobes. Outside, the property is set on a generous plot with landscaped gardens enjoying a good degree of privacy, and a private lane shared with one additional property leads to secure parking and a detached double garage to the rear.

Well situated for local amenities, the property lies within walking distance to Uttoxeter's market town centre, a with this handsome and thriving community home to a superb range of facilities including shops, pubs cafes and

restaurants as well as the Uttoxeter Leisure Centre. The famed Racecourse is also nearby, and rail travel in Uttoxeter gives regular links between Crewe and Derby. The property lies within the school catchment area for Oldfield's Middle and Thomas Alleyne's High School, and there are a range of independent schools including Smallwood Manor and Denstone College also nearby. The location is well suited to commuters, having the A50, A38 and M6 Toll providing swift access to East Midlands and Birmingham International Airports as well as towns and cities including Stoke on Trent, Birmingham and Derby. The town is also ideally placed for the access to the beautiful surrounding countryside with pursuits including walking, cycling and equestrian activities.

- Executive Detached Family Home
- Offered with No Upward Chain
- Beautifully Upgraded High Spec Interiors
- 6 Years NHBC Warranty Remaining
- Open Plan Dining Kitchen
- Two Further Reception Rooms
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Detached Double Garage & Parking
- Landscaped Rear Garden
- Desirable Setting on Modern Development
- Walking Distance to Town Centre
- Well Placed for Commuter Routes

**Reception Hall** 3.94 x 2.5m (approx. 12'11 x 8'2)  
The UPVC entrance door opens into this spacious central hallway, having stairs rising to the first floor, upgraded Karndean flooring and a useful fitted cloakroom cupboard. Doors open into:

**Study** 2.8 x 2.75m (approx. 9'1 x 9'0)  
A useful home office or playroom, having a window to the front with bespoke shutters

**Lounge** 5.0 x 3.66m (approx. 16'4 x 12'0)  
A spacious rear facing reception room, having dual aspect windows and French doors opening out to the terrace and gardens

**Open Plan Living & Dining Kitchen** 6.85 x 4.1m (approx. 22'5 x 13'5)  
Remodelled and refitted to a superb specification, the **Kitchen** comprises a range of elegant beaded wall and base units with marble finish Quartz work surfaces over, housing a double Belfast sink and integrated appliances including fridge freezer, dishwasher, wine fridge, oven, microwave and an induction hob. A walk in bay with French doors opens out to the rear, and a versatile **Family Room** offers a dining or living space, having a bay window with shutters to the front. Upgraded Karndean flooring extends throughout and a door opens into:

**Utility** 1.96 x 1.6m (approx. 6'5 x 5'3)  
Refitted with units coordinating with those of the kitchen, the utility houses spaces for a washer and dryer and has access out to the rear garden

**Cloakroom**  
Fitted with pedestal wash basin and WC, with an obscured window and Karndean flooring







Stairs rise to the **First Floor Landing**, having access to the loft and doors opening into the **Airing Cupboard** and:

**Master Bedroom** 4.99 x 3.63m (approx. 16'4 x 11'11)

A spacious principal bedroom having dual aspect windows and a range of bespoke fitted wardrobes. With private use of:

**En Suite** 2.04 x 1.67m (approx. 6'8 x 5'5)  
Comprising a modern suite having pedestal wash basin, WC and double shower, with tiled splash backs, a heated towel rail and an obscured window to the side

**Bedroom Two** 4.38 x 2.8m (approx. 14'4 x 9'1)  
Another good sized double room, having a fitted cupboard and windows to two sides



**Bedroom Three** 4.04 x 2.67m (approx. 13'3 x 8'9)  
With a window to the rear

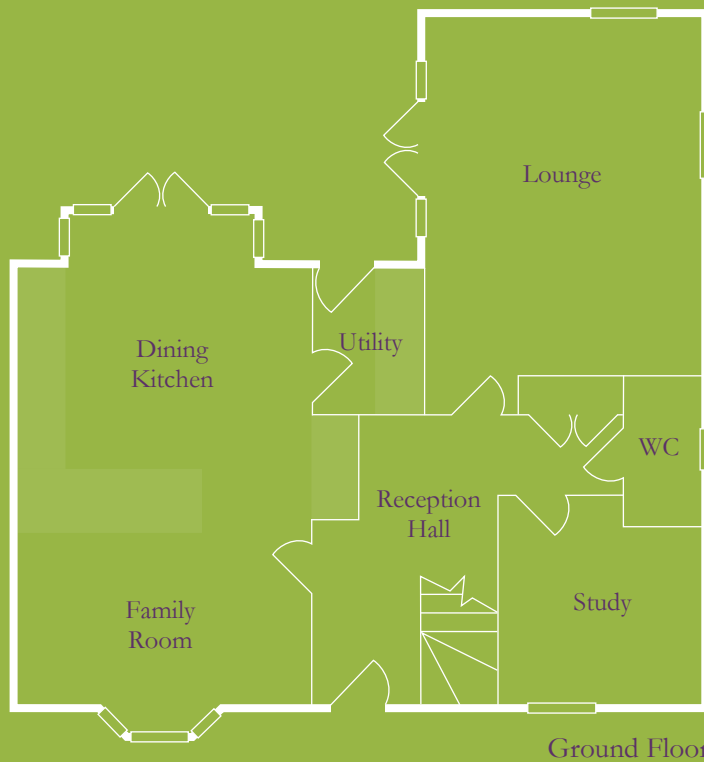
**Bedroom Four** 3.48 x 2.64m (approx. 11'4 x 8'8)  
Another double room having a range of bespoke fitted wardrobes and a window to the front

**Family Bathroom** 2.63 x 1.97m (approx. 8'7 x 6'5)  
A modern four piece suite is fitted with pedestal

wash basin, WC, double ended bathtub and separate shower, with tiled splash backs, a heated towel rail and an obscured window to the front







Ground Floor



First Floor

### Outside

The property lies in a peaceful setting on this popular modern development, being within walking distance of the town centre and excellent amenities. A private lane shared with one other property leads to the rear of the property where there is a parking for two vehicles as well as access into the **Detached Double Garage**, with gated access also opening to the rear garden

### Landscaped Rear Garden

Extending to a good size, the rear garden has been beautifully landscaped with a porcelain paved terrace, lawns and an area of decking with pergola above. Raised borders are edged with railway sleepers, there is exterior lighting, a water point and power to the rear of the property, and gated access opens both out to the drive to the rear and to the front aspect

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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