

114 UTTOXETER ROAD, DRAYCOTT IN THE MOORS, STOKE-ON-TRENT, ST11 9AB £320,000









## **INTRODUCTION**

\*\*\*\* BEAUTIFUL POSTION SET BACK FROM THE ROAD WITH **OPEN VIEWS TO THE REAR \*\*\*\*** NO CHAIN \*\*\*\* Abode are delighted to bring to the market this well presented detached bungalow in a highly regarded location. The property benefits from upvc double glazing and a gas central heating system and in brief offers a porch and hallway, lounge and conservatory, fitted dining kitchen, two double bedrooms and a bathroom. Ample parking to the front, detached single garage and outside wc, good size garden with patio, lawn, vegetable plot and delightful views.

# **PORCH**

Entrance door into the porch with a door into the hall.

#### HALL

Radiator and doors to -

## **LOUNGE**

14' 5" x 10' 7" (4.39m x 3.23m)
Upvc double glazed windows,
radiator and feature fireplace with
wood burning stove.

#### FITTED DINING KITCHEN

21' 4" x 8' 9" (6.5m x 2.67m) Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and spaces for a washing machine, range style cooker with extractor hood, integrated dishwasher, radiator, upvc double



glazed windows and a door to the conservatory.

## **CONSERVATORY**

16' 6" x 10' 1" (5.03m x 3.07m)
Upvc double glazed windows and doors and a radiator.





















# **BEDROOM 1**

12' 1" x 10' 9" (3.68m x 3.28m)
Upvc double glazed window and radiator.

# **BEDROOM 2**

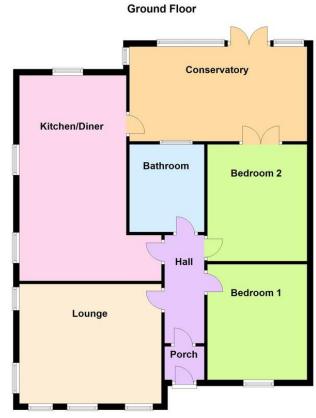
12' 3" x 10' 9" (3.73m x 3.28m)
Upvc double glazed French doors into the conservatory and a radiator.

#### **BATHROOM**

Panel enclosed bath with a shower over and shower screen, low flush wc, wash hand basin and fitted storage cupboards.
Radiator and upvc double glazed window.

# OUTSIDE

Ample parking to the front with side access to the single detached garage and rear garden. The rear garden is a good size, offering a large paved patio, vegetable plot, lawn, green house and beautiful views. There is also an outside wc.



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.

