



£230,000

3 Bedroom Semi-Detached House for sale  
14 Mellor Drive, Uttoxeter



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SALES AND LETTINGS





## Overview

A superb example of a well-maintained property set on a generous plot ready and waiting for new owners.



## Key Features

- South-West Facing Garden
- Ample Off-Road Parking
- Large Plot
- Modern Fully Loaded Kitchen
- Spacious Garden
- Close to Local Amenities
- Conservatory
- Council Tax Band 'B'

















Mellor Drive is a well balanced and versatile living space, set on a generous plot with South-West facing garden. The versatility comes from the welcome addition of the conservatory at the rear and the expansion opportunities into the out-building adjacent or simply building above and adding a bedroom.

In it's current form though this well presented and maintained home is in very good condition ready to simply move straight in, and would suit a range of buyers including first-time buyers, downsizers or landlords looking to add to their portfolio.

The property on the ground floor is essentially split in two. The front of the house is dominated by the lounge extending the full width of the home and has a feature multi-fuel burner as the focal point. From here to the rear is the impressive kitchen diner with the conservatory off to the rear and utility room to the side. The more discerning buyer may see an opportunity her to expand the kitchen space into the adjacent out-building and incorporate it into the home.

Up onto the first floor you have three generous bedrooms with bedrooms one & two being doubles with bedroom three a comfortable single room with the added benefit of integrated storage. The family bathroom has a modern suite with shower over bath, vanity wash basin, toilet and chrome towel heater.

Outside, the frontage is all hard landscaped with block paved drive giving ample parking for several vehicles. The rear is a large family space and is a good mix of Indian stone patio, decking, lawn and planting beds, all bounded by close board fencing.

Please read on to see what each room has to offer then make that all important call to arrange your viewing, we are available 7 days a week and evenings too for your convenience.

### **Lounge**

19' 4" x 10' 7" (5.90m x 3.25m)

Adorned with feature Parquet flooring and a multi-fuel burner at the heart of the room. A large window allows lots of natural light to flood the room and fitted blinds are included in the sale.

### **Kitchen Diner**

19' 4" x 11' 3" (5.90m x 3.45m)

Undoubtedly the showpiece of the property. The kitchen is a modern and fully



stocked space and leaves you wanting for nothing. Appliances included two ovens with pans drawers below, integrated fridge freezer, wine cooler, dishwasher and inset induction hob with extractor above. The dining space is large enough to accommodate a family size dining table and there's even a feature log burner in here. Sliding patio door grant access to the conservatory beyond.

### **Outbuilding**

16' 8" x 9' 4" (5.10m x 2.85m)  
(Max Dimensions)

Supplementary to the kitchen is the adjacent outbuilding currently doubling up as a utility space (with plumbing and ample room for appliances), and an office space. The more discerning buyer may see an opportunity to expand the kitchen into this space. Personnel doors front and back grant ease of access to the rear garden from the front.

### **Conservatory**

14' 7" x 7' 8" (4.45m x 2.35m)

A welcome addition to any home creating additional space, the conservatory is a lovely space to relax and enjoy your garden

### **Bedroom 1**

13' 1" x 11' 9" (4.00m x 3.60m)  
(Max Dimensions)

Double room overlooking the rear with built-in storage but with ample room to accommodate a range of furniture.

### **Bedroom 2**

13' 1" x 10' 7" (4.00m x 3.25m)  
(Max Dimensions)

Double room over looking the front.

### **Bedroom 3**

9' 2" x 7' 6" (2.80m x 2.30m)  
Single room with integrated storage solution

### **Bathroom**

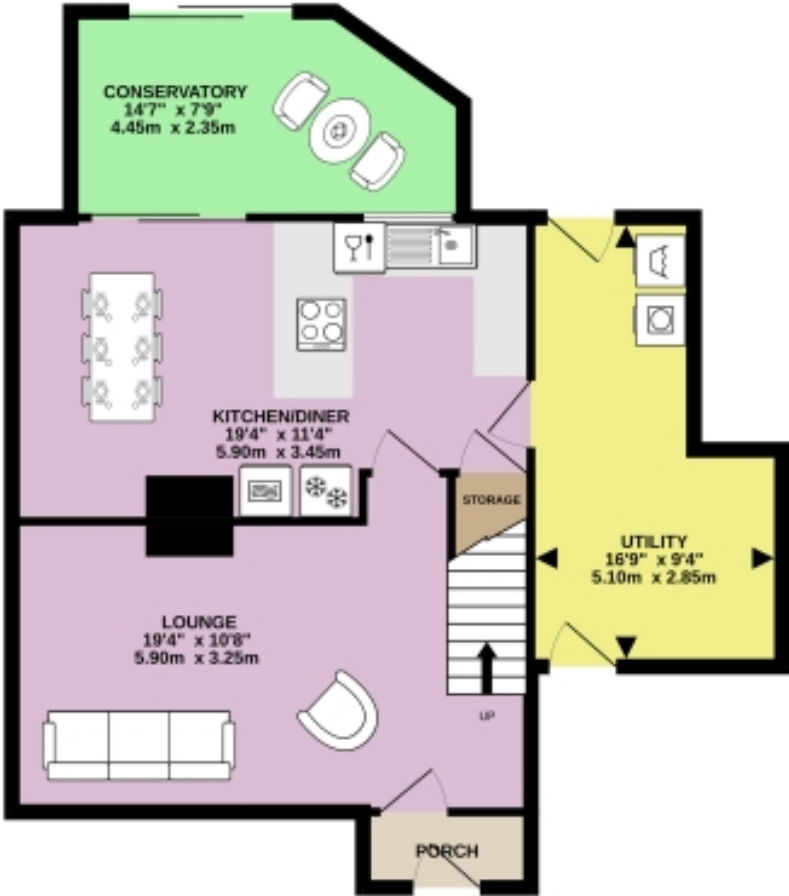
7' 8" x 5' 6" (2.35m x 1.70m)  
With mains fed shower over bath, vanity wash basin, toilet and chrome towel heater

### **Outside**

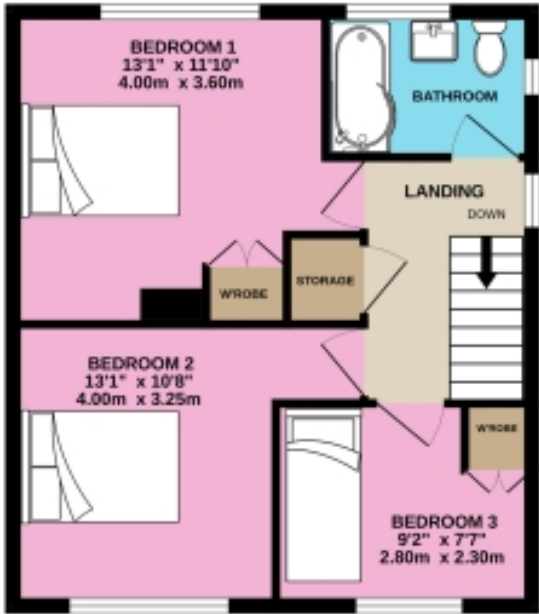


# Floorplans

GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



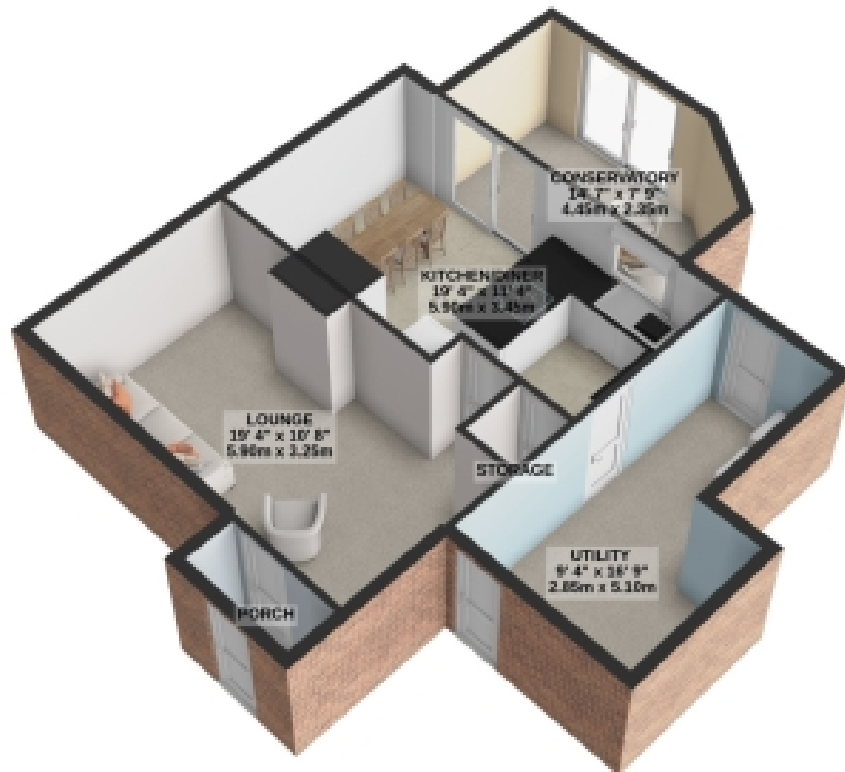
TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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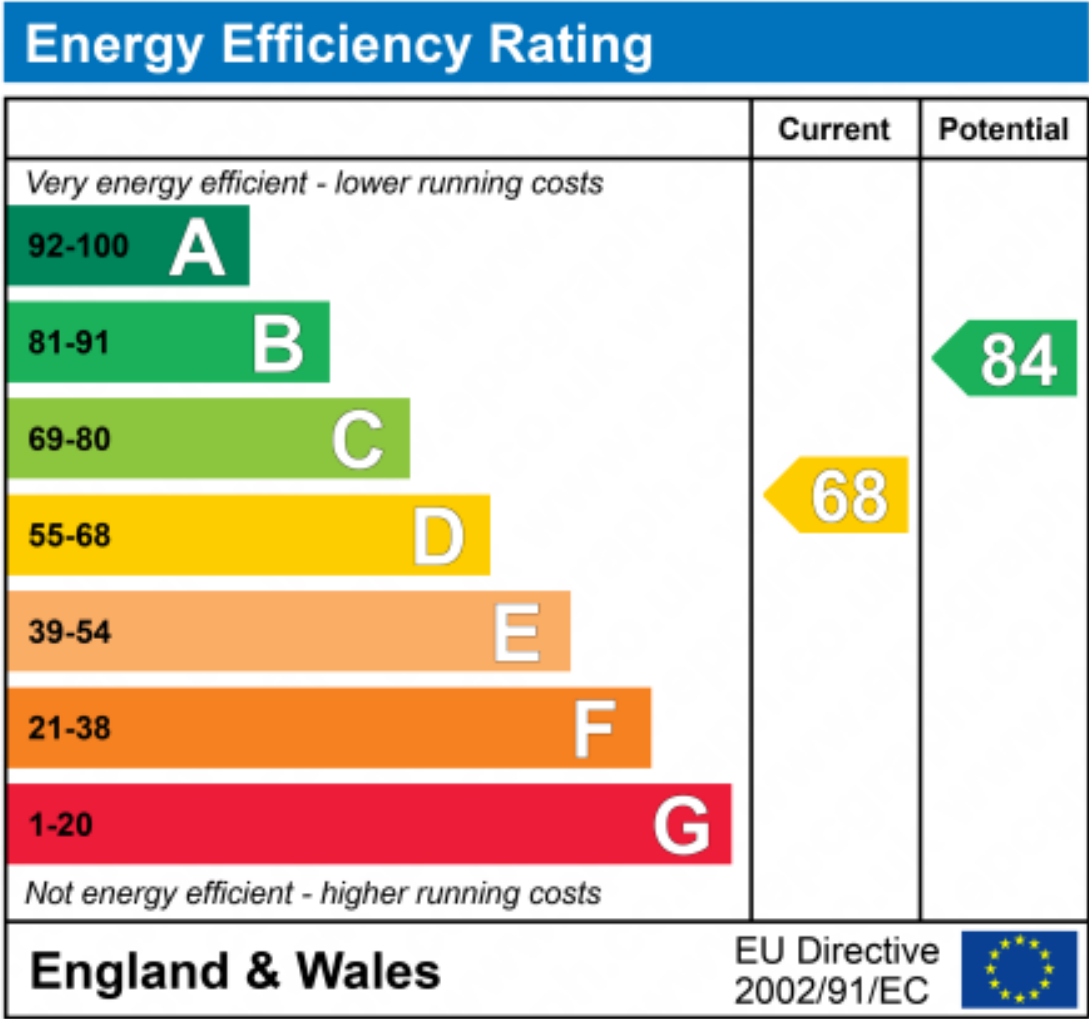


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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