



RE/MAX

PROPERTY HUB



78 Holly Road, Uttoxeter, ST14 7DY

Guide price £310,000

A fantastic four bedroom detached house on situated on Holly Road, Uttoxeter in walking distance to local shops and the town centre.

this property is on the market for the first time in 40 years comprises of entrance hallway, lounge, dining room, study, open plan fitted breakfast kitchen, utility room, shower room. On the first floor are four bedrooms, dressing room and family bathroom.

The property benefits from off road parking and detached garage, full gas central heating and is double glazed throughout.

Lounge 14'5" x 12'0" (4.41 x 3.67)



With window to the front elevation.

Dining Room 13'6" x 12'0" (4.13 x 3.67)

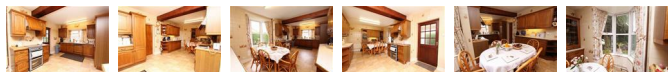


With window to the front elevation.

Study 12'1" x 7'10" (3.70 x 2.40)

With window to the side elevation.

Open plan Kitchen 21'11" x 13'6" (6.70 x 4.13)



With a range of wall and base units, sink and drainer, this open plan room has door leading to garden is open plan for use as a breakfast kitchen.

Utility Room 8'10" x 5'8" (2.71 x 1.73)



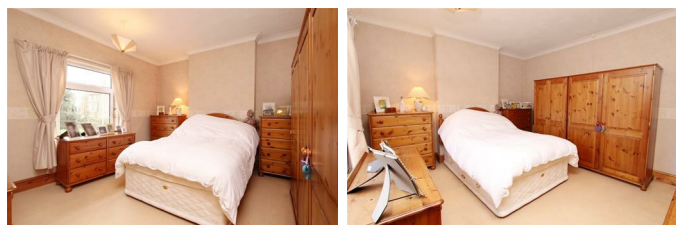
With work surface and plumbing for washing machine and further space for tumble dryer.

Shower Room



There is a shower cubicle with electric shower, wash hand basin and W/C.

Bedroom One 13'6" x 12'1" (4.14 x 3.70)



With window to the front elevation.

Bedroom Two 13'6" x 12'1" (4.14 x 3.70)



With window to the front elevation.

Dressing Room 3'10" x 7'6" (1.18 x 2.31)

A great additional space off the landing, with window to the front elevation.

Bedroom Three 12'1" x 8'3" (3.70 x 2.52)

With Window to the rear elevation.

Bedroom Four 12'1" x 7'11" (3.70 x 2.42)



With window to the side elevation.

Family Bathroom 11'0" x 5'6" (3.37 x 1.70)



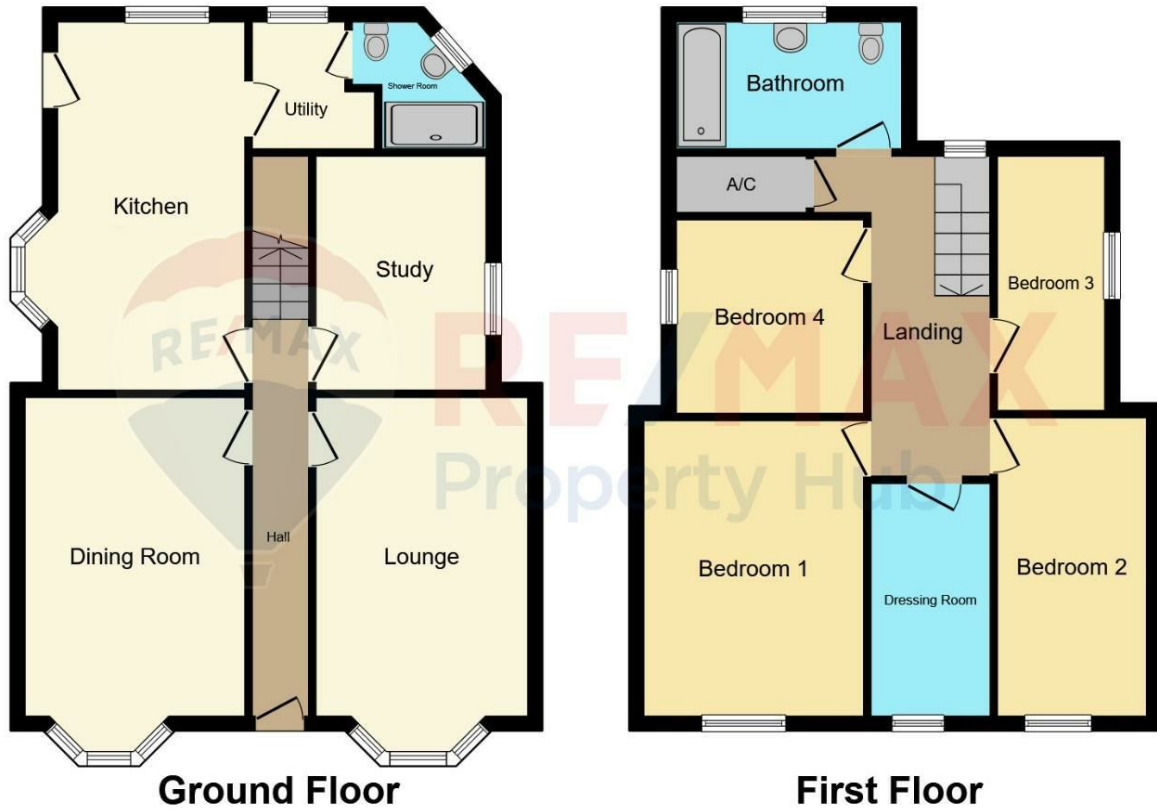
with window to the rear elevation, the family bathroom comprises of panelled bath, wash hand basin and W/C, from the landing there is also a large airing cupboard with tank.

Rear Garden



The rear garden can be accessed from the rear external door in the kitchen, or either side of the property. There is also a driveway and detached garage.

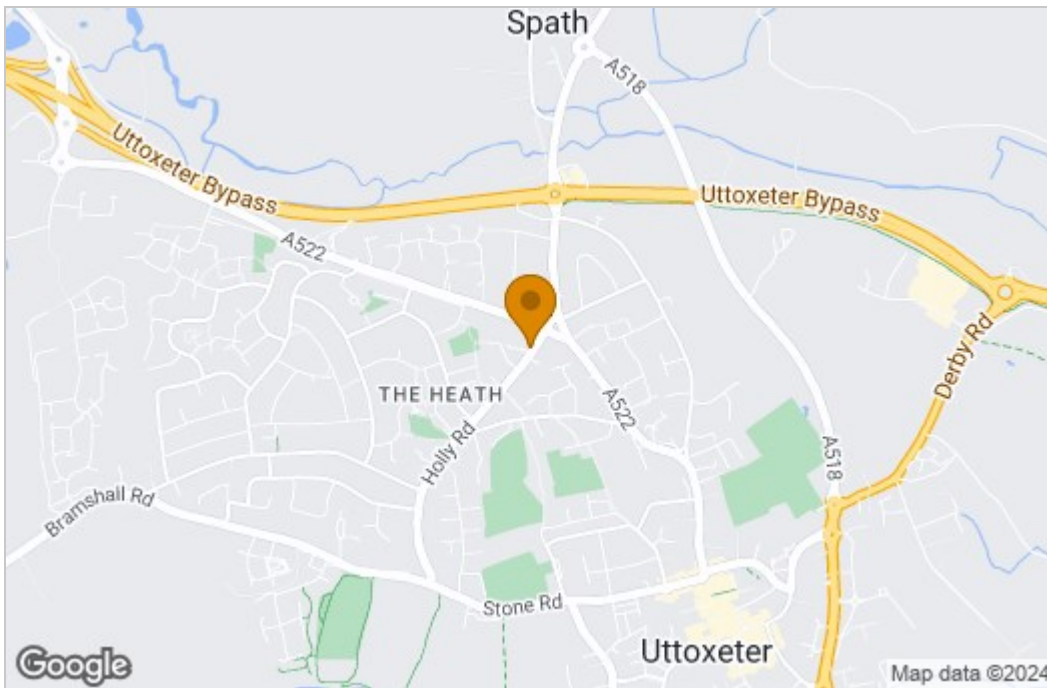
Floor Plan



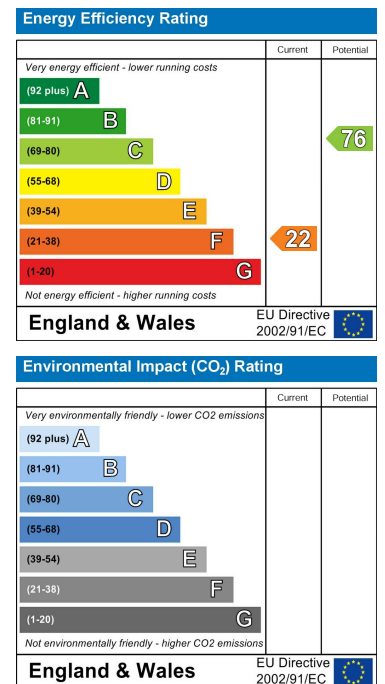
Total floor area 123.8 sq.m. (1,333 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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