



RE/MAX

PROPERTY HUB



9 Swallow Close, Uttoxeter, ST14 8TS

Guide price £380,000

A beautifully presented detached family home situated a short drive from Uttoxeter town centre and the A50 road network.

Having been extended to the rear the deceptively spacious accommodation briefly comprises of an entrance hall, lounge, play room, sitting room, kitchen-dining room, ground floor W/C and utility room. Upstairs the master bedroom has an en-suite shower room, there are three further bedrooms and a family bathroom.

Also benefitting from gas central heating, double glazing, off road parking and a delightful rear garden viewing really is essential to appreciate!

Lounge 19'0" x 12'3" (in to the bay) (5.81m x 3.74m (in to the bay))



With a double glazed box bay window to the front, feature media wall and electric fireplace, radiator, coved cornice to ceiling, solid oak flooring and double doors leading into the playroom

Play Room 10'6" x 10'2" (3.20m x 3.10m)



Having laminate flooring and a radiator

Breakfast Kitchen 20'6" x 10'1" (6.26m x 3.08m)



Having a tiled floor, radiator and a range of wall mounted cupboards and work surfaces incorporating drawers and cupboards below, inset sink unit, range cooker and space for free standing appliances

Sitting Room/ Office 9'10" x 8'11" (3.00m x 2.72m)



With sliding doors allowing access to the rear garden.

Utility Room 7'4" x 6'7" (2.26m x 2.03m)



With a tiled floor, part tiled walls, worksurfaces, plumbing for a washing machine, double glazed window and door

W/C 6'8" x 2'10" (2.03m x 0.86m)



Having a double glazed window, radiator, tiled floor, W/C and wash hand basin

Bedroom One 17'5" x 12'7" (5.31m x 3.84m)



With a double glazed window to the front, radiator and over stairs storage cupboard.

Ensuite Shower Room 5'9" x 5'7" (1.75m x 1.70m)



With a double glazed window, radiator, tiled floor and suite comprising of a shower cubicle, pedestal wash hand basin and W/C

Bedroom Two 14 x 8'8 (4.27m x 2.64m)



With a double glazed window to the front and a radiator

Bedroom Three 10'7 x 9'11 (3.23m x 3.02m)



With a double glazed window to the rear and a radiator

Bedroom Four 10'1 x 9'11 (3.07m x 3.02m)



With a double glazed window to the rear and a radiator

Family Bathroom 8'3 x 6'10 (2.51m x 2.08m)



This modern bathroom has a shower cubicle with mains shower, bath, pedestal wash hand basin and a W/C. Double glazed window, heated towel rail, tiled floor and tiled walls.

Garage

With an up and over door, power, lighting and wall mounted gas central heating boiler

Outside



Sitting on a good size plot the property has driveway providing off road parking for multiple vehicles.

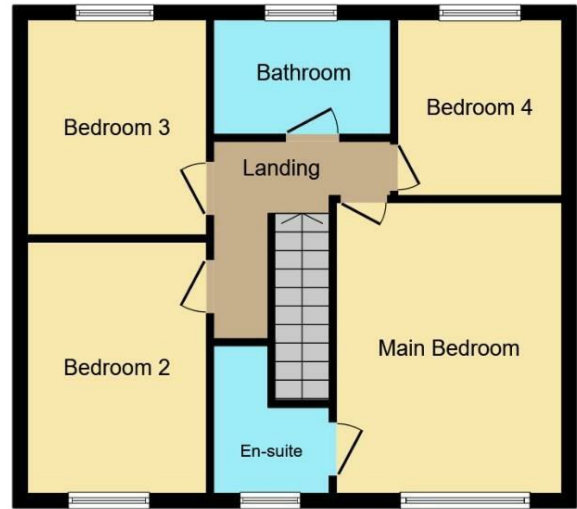
At the rear there is a paved patio whilst the garden is laid to lawn with established flowering plant, shrub and tree borders.

Floor Plan



Ground Floor

Floor area 73.0 m² (786 sq.ft.)



First Floor

Floor area 54.5 m² (586 sq.ft.)

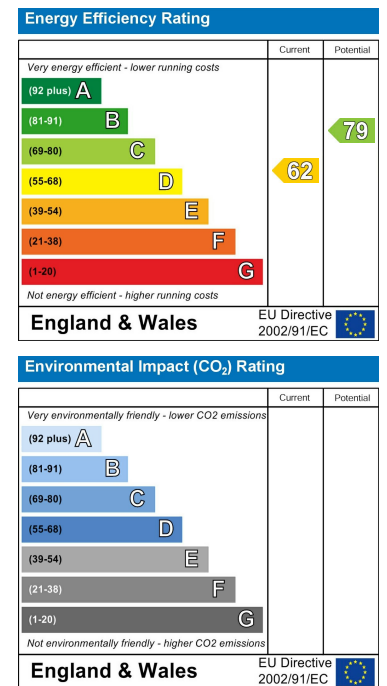
TOTAL: 127.5 m² (1,373 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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