



RE/MAX

PROPERTY HUB



13 Highwood Road, Uttoxeter, ST14 8BQ

Asking price £600,000

Welcome to Highwood Road, Uttoxeter - a stunning property that offers the perfect blend of space, comfort, and convenience. This detached house boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms in the main house.

One of the standout features of this property is the self-contained annex, providing flexibility for various living arrangements or potential rental income. The enclosed rear garden offers a private outdoor space, perfect for relaxing or entertaining guests.

Situated in a fantastic location, this property not only provides a peaceful retreat but also easy access to amenities, schools, and transport links. Whether you're looking for a family home with room to grow or a property with income potential, this house on Highwood Road ticks all the boxes. Don't miss out on the opportunity to make this your new home!

Entrance Porch



With tiled flooring; leading into:

Entrance Hall



With stairs to the first floor accommodation; central heating radiator.

Lounge 14'9" x 13'8" (4.52 x 4.19)



With double glazed windows to the front and side elevations; feature wall mounted fire; central heating radiator; Parquet flooring; bi-fold doors leading into:

Dining Room 14'9" x 11'5" (4.52 x 3.48)



Having double glazed windows to the rear and side elevations; French doors leading out to the rear garden; central heating radiator; feature multi fuel burner with timber mantel above; Parquet flooring.

Fitted Kitchen 19'5" x 10'11" (5.94 x 3.35)



A fully fitted kitchen comprising one and a half bowl

sink and drainer set in a base unit; further base units all with complementary work surface above; Range oven; integrated dishwasher and refrigerator; a range of matching eye level units; cooker hood; complementary wall and floor tiling; double glazed window to the rear elevations; French doors leading out to the garden.

Utility Room 6'2" x 5'1" (1.88 x 1.55)



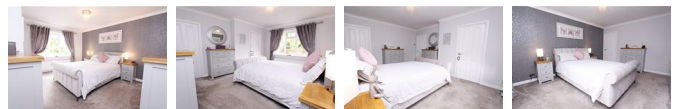
With double glazed window to the side elevation; sink and drainer set in a base unit with work surface above; plumbing for washing machine and tumble dryer.

W/C



Wash hand basin; low level W/C.; heated towel rail.

Bedroom One 14'11" x 12'0" (4.57 x 3.66)



With double glazed window to the rear elevation; built in wardrobes; central heating radiator.

Ensuite Shower Room



Having enclosed shower cubicle with wall mounted electric shower; wash hand basin; low level w.c.; central heating radiator.

Bedroom Two 18'0" x 9'4" (5.49 x 2.87)



With double glazed window to the front elevation; central heating radiator; laminate flooring; door leading into:

Dressing Area

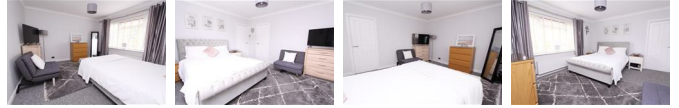
With double glazed window to the side elevation; laminate flooring; door leading into:

Ensuite Shower Room



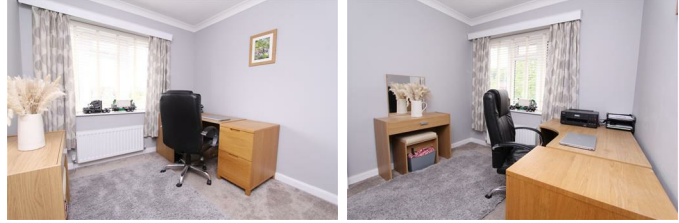
Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level w.c.; heated towel rail; double glazed window to the rear elevation.

Bedroom Three 14'0" x 12'2" (4.27 x 3.71)



Having double glazed window to the front elevation; built in wardrobes; central heating radiator.

Bedroom Four 8'11" x 8'9" (2.74 x 2.67)



With double glazed window to the front elevation; built in wardrobes; central heating radiator.

Family Bathroom



Having bath with mixer taps; double shower cubicle with electric shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; heated towel rail.

Annex - Lounge/Kitchen Area 20'11" x 10'7" (6.40 x 3.23)



This self contained annex is accessed via composite door, with a range of wall and base units, integral oven/electric hob, fridge freezer and washing machine. In the living room there is a feature media wall with fire below.

Annex - Shower Room 5'4" x 6'7" (1.63 x 2.03)



With double shower cubicle, sink, and W/C.

Annex - Bedroom 12'6" x 9'4" (3.82 x 2.85)



with window to the side elevation and built in cupboard.

Outside



To the front extensive driveway providing off road parking for several vehicles and side plantings. Gated access to the rear garden which is landscaped and terraced having patio areas, an abundance of flower and shrub plantings together with Astroturf lawn area.

Floor Plan



Ground Floor
Floor area 96.8 m²

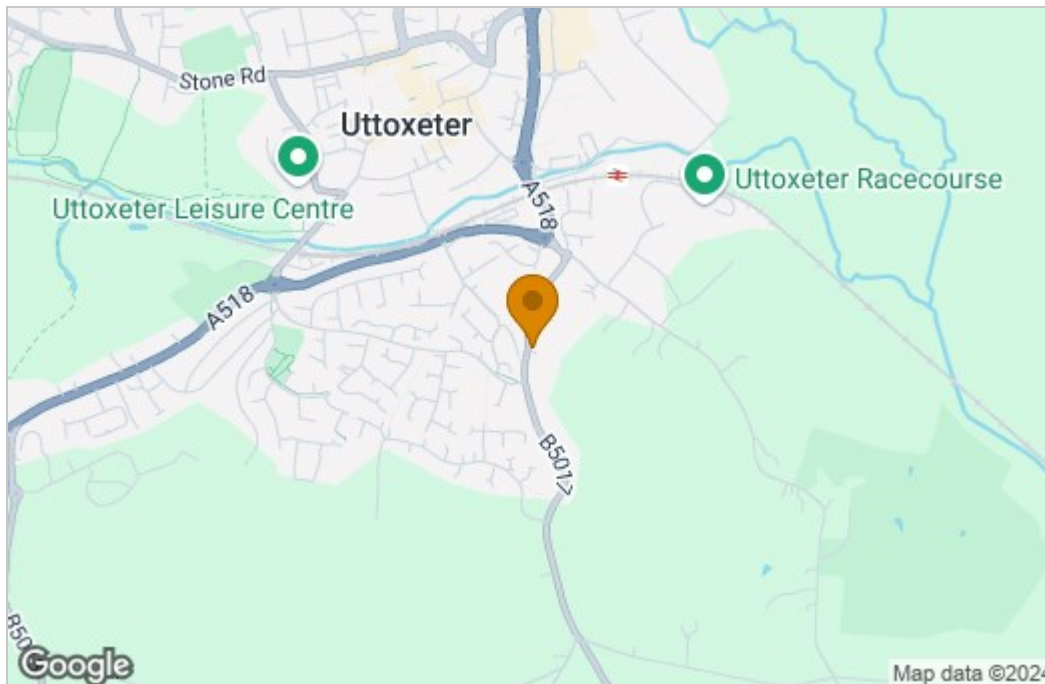


First Floor
Floor area 80.9 m²

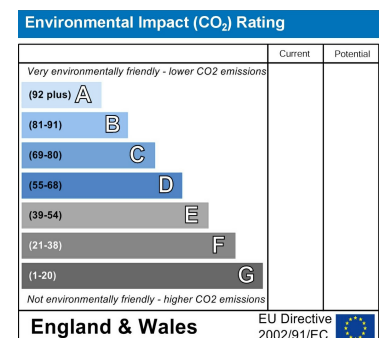
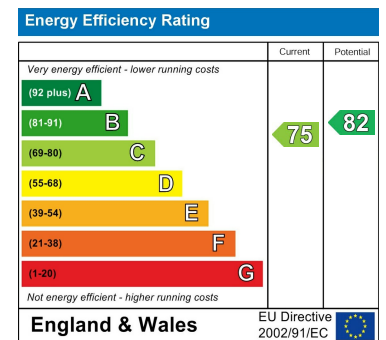
TOTAL: 177.8 m²

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Uttoxeter, East Staffordshire,
Tel: +44 (0) 7956 591992 Email: jonathan.pearson@remax.co.uk