



# RE/MAX

## PROPERTY HUB



### **11 Heathfield Road, Uttoxeter, ST14 7JN**

### **Offers in excess of £425,000**

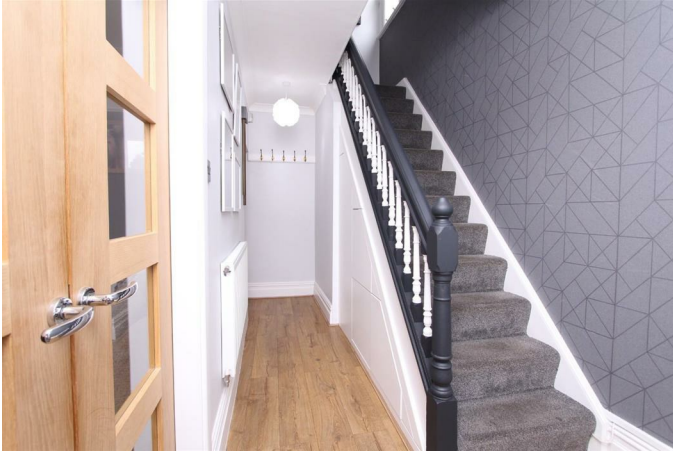
Welcome to this charming extended detached house on Heathfield Road in Uttoxeter! This property boasts a generous living space, perfect for a growing family. This characterful home features two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

With five bedrooms, there's plenty of space for everyone to have their own sanctuary. The property also includes four bathrooms, ensuring convenience and comfort for all residents. The highlight of this home is the extended kitchen diner, providing a bright and airy space for cooking and dining together as a family.

This property offers a perfect blend of tranquillity and convenience. Whether you're enjoying a peaceful evening in the lovely garden or exploring the nearby amenities, this house is sure to cater to your every need.

Don't miss out on the opportunity to make this delightful property your new home sweet home!

## Entrance Hall



Allowing access to the lounge, Kitchen/Family room and stairs to landing. With fitted bespoke understairs storage.

**Lounge 13'6" x 12'5" (4.14 x 3.80)**



Accessed via double doors, the lounge has window to the front elevation and multi-fuel burner.

**Family Area 13'0" x 11'1" (3.98 x 3.40)**



The heart of this family home is the open plan kitchen/diner family room, with space for a relaxing area or play space for children.

**Kitchen Diner 19'4" x 17'8" (5.90 x 5.39)**



A range of wall and base units, Smeg range style oven and seven burner hob, dishwasher, full length fridge and freezer, wine cooler. Quartz worktop with breakfast island housing an inset sink and drainer. A large dining area compliments the room, with plenty of natural light from four Velux windows and bi-fold doors to the rear garden which make this a fantastic space for entertaining.

## Utility Room 9'3" x 6'7" (2.83 x 2.03)



With UPVC double glazed side entrance door, panelled flooring throughout, base level storage cupboards and drawers with roll top work surfaces, ceramic sink with chrome mixer tap, space for white goods, Valiant central heating boiler, extractor fan, spot lighting.

## W/C



With low level W/C, wash hand basin with built in storage below.

**Bedroom One 16'6" x 11'6" (5.04 x 3.52)**



The master bedroom has built-in wardrobes either side of the chimney breast with a double glazed sash window to the front elevation

**En Suite 6'5" x 5'8" (1.98 x 1.75)**



Comprises of a white three piece suite having a large double shower cubicle, low level WC and wash hand basin with waterfall mixer tap.

### Bedroom Two 13'5" x 9'1" (4.11 x 2.79)



The second bedroom at the rear of the property benefits from a separate dressing area.

### En Suite Two 6'0" x 5'2" (1.85 x 1.58)



A three piece shower room, also having a white three piece suite and tiled splashbacks.

### Bedroom Three 22'3" x 10'7" (6.79 x 3.23)



Set on the second floor has velux windows and a further window to the rear elevation.

### En Suite Three 7'10" x 6'8" (2.41 x 2.05)



A three piece shower room, with low level W/C, wash hand basin and shower cubicle.

### Bedroom Four 14'2" x 9'1" (4.34 x 2.79)



with window to the rear elevation

### Bedroom Five 10'11" x 6'10" (3.35 x 2.09)



On the second floor and could also be used as a home office/study.

### Family Bathroom 9'3" x 6'1" (2.82 x 1.87)



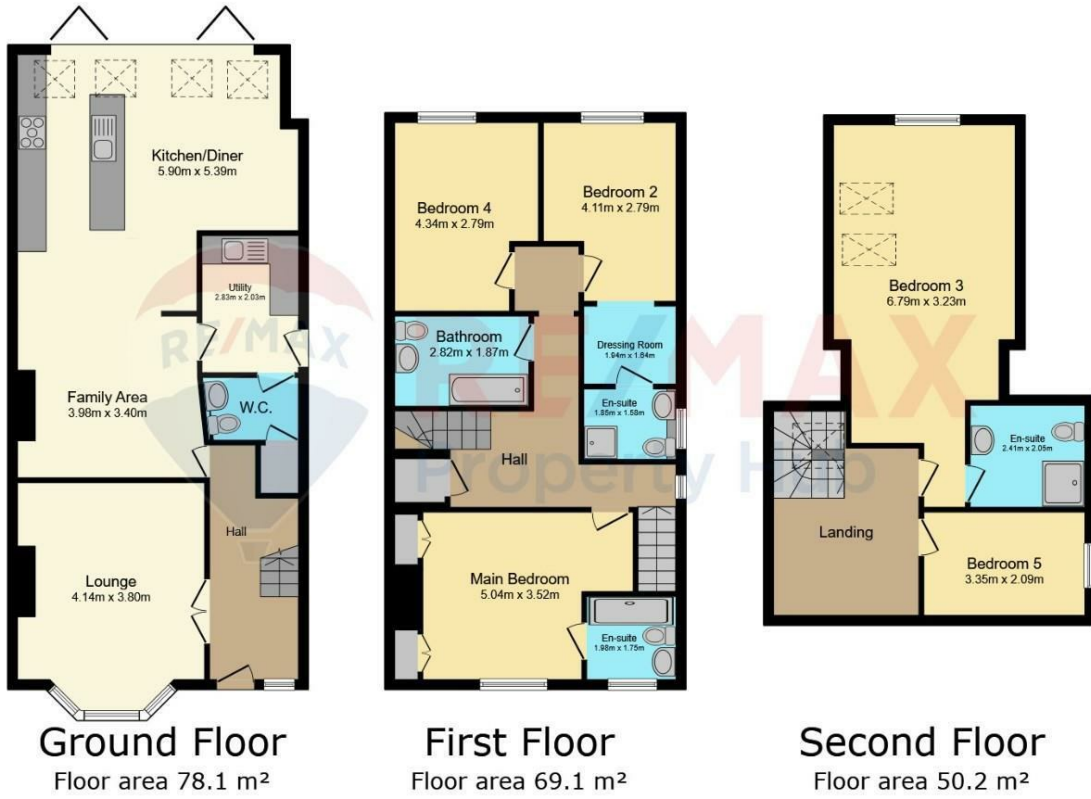
A three piece bathroom suite comprising of a panelled shower/bath with glass screen, low level WC and wash hand basin and a focal fireplace, panelled flooring and complementary tiling to wall coverings.

### Outside



The property benefits from off street parking for two cars to the front, with secure side access to the rear. The low maintenance rear garden comprises of patio area that leads to an Astroturf lawn and summer house at the top of the garden.

# Floor Plan



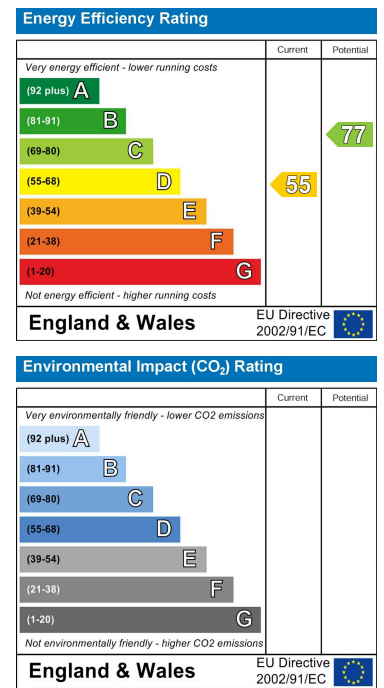
TOTAL: 197.5 m<sup>2</sup>

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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