



# RE/MAX

## PROPERTY HUB



**17 Geoff Morrison Way, Uttoxeter, ST14 7SR**  
**Asking price £327,500**

This property is in pristine condition and ready for you to make it your own.

Situated within walking distance to Bramshall Road Park and the town centre, this property offers the perfect blend of tranquillity and accessibility to local amenities. Whether you enjoy a leisurely stroll in the park or prefer shopping and dining in the town centre, this location caters to all your needs.

With no upward chain, the process of making this house your home is made even smoother. Don't miss out on this wonderful opportunity to own a beautiful property in a prime location. Contact us today to arrange a viewing and take the first step towards your dream home!

### Entrance Hall

With doors off to lounge, kitchen and W/C, stairs to landing.

### Lounge 18'6" x 10'5" (5.65 x 3.20)

With windows to the front and side elevation and French doors that open up on to the patio area.

### Kitchen Diner 18'6" x 9'1" (5.65 x 2.77)

With a range of wall and base units with Quartz work surface and splash back, built in fridge freezer, dishwasher and oven, 4 ring gas hob. Space for dining table, windows to both front and rear allowing lots of natural light and Amtico flooring.

### W/C

With W/C and wash hand basin

### Utility Room 5'8" x 6'10" (1.73 x 2.10)

Space for washing machine, base units, housing to Central heating boiler and Quartz work surface, sink and drainer, Amtico flooring and access to the under stairs cupboard.

### Bedroom One 14'4" x 9'0" (4.37 x 2.76)

With window to front elevation and door leading to the ensuite shower room.

### Ensuite Shower Room 3'11" x 9'1" (1.20 x 2.77)

A double shower cubicle with sliding door, wash hand basin and W/C, complimentary tiling.

### Bedroom Two 10'8" x 10'1" (3.26 x 3.08)

With window to the rear elevation.

### Bedroom Three 8'1" x 10'9" (2.48 x 3.29)

With window to front elevation and fitted wardrobes with sliding doors.

### Family Bathroom 6'6" x 5'7" (2.00 x 1.71)

A three piece white suite with panelled bath with mains shower over, wash hand basin and W/C.

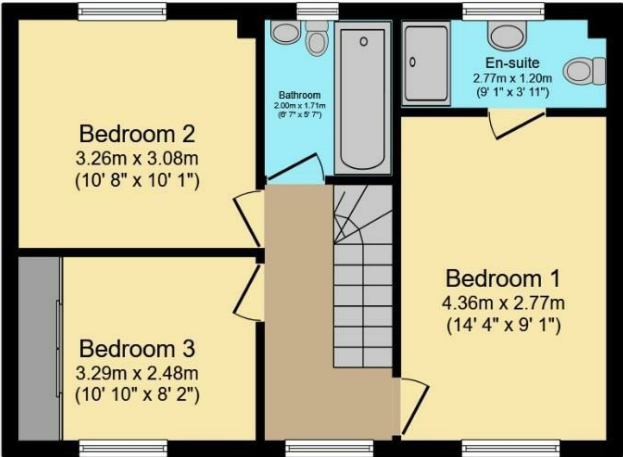
### Outside

With driveway and garage to the side of the property. The rear garden is made up of a patio area and lawned sections with plants and shrubs and backs on to Bramshall Road Park.

Floor Plan



Ground Floor  
Floor area 44.6 m<sup>2</sup> (480 sq.ft.)

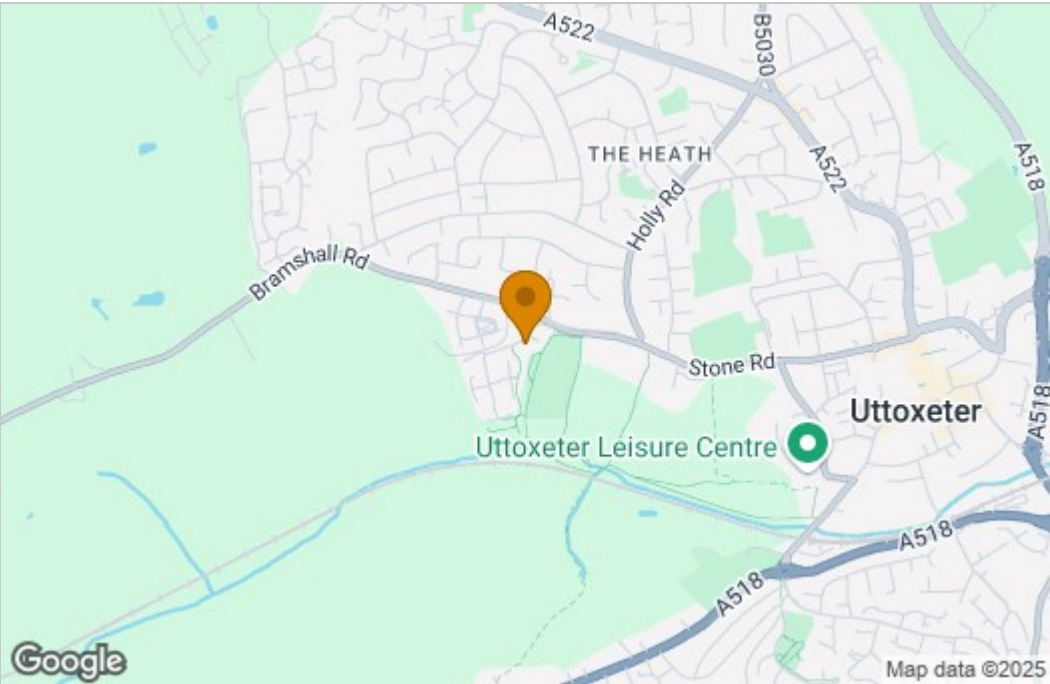


First Floor  
Floor area 44.7 m<sup>2</sup> (481 sq.ft.)

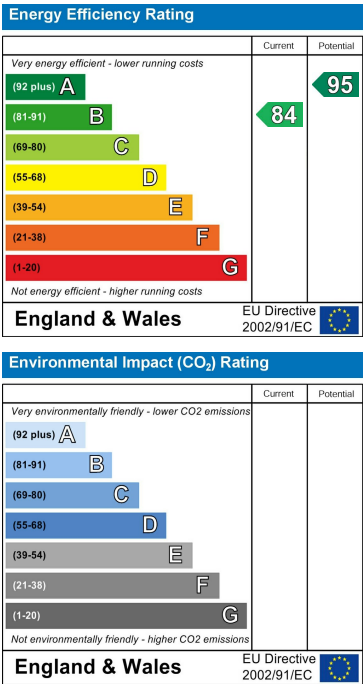
TOTAL: 89.3 m<sup>2</sup> (962 sq.ft.)

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.