



RE/MAX

PROPERTY HUB



12 Elder Close, Uttoxeter, ST14 8UR

Asking price £425,000

Set in the tranquil cul-de-sac of Elder Close, Uttoxeter, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a peaceful neighbourhood.

The heart of the home is undoubtedly the open plan kitchen family room, which has been thoughtfully designed to create a warm and inviting atmosphere. This area is perfect for family gatherings and social occasions, allowing for seamless interaction while cooking and dining.

Significant improvements made by the current owner enhance the overall appeal and functionality of the home, making it move-in ready for the next fortunate occupants.

The cul-de-sac location not only provides a sense of community but also ensures a safe environment for children to play and explore.

In summary, this delightful detached house on Elder Close is a rare find, combining modern amenities with a peaceful setting. It is an excellent opportunity for anyone looking to settle in a family-friendly area of Uttoxeter. Don't miss your chance to make this charming property your new home.

Entrance Hall

Allowing access to the kitchen diner, w/c and stairs to the first floor.

Lounge 15'5" x 10'3" (4.7m x 3.14m)

With window to the front elevation of the property feature fireplace, and double doors leading to open plan kitchen family area.

Open Plan Kitchen Family Room 24'6" x 27'1" max (7.49m x 8.26m max)

The heart of this family home , the kitchen is made up of a range of wall and base units and feature island comprising of sink and drainer, 'Stoves' Range style cooker and hob, built in microwave, fridge freezer, wine cooler and dishwasher, with bi fold doors leading onto rear garden.

Sun Room 12'1" x 11'1" (3.7m x 3.4m)

With French doors leading onto rear garden.

Utility Room 8'10" x 5'10" (2.7m x 1.8m)

With window to side elevation, plumbing for washing machine and tumble dryer.

Study 10'9" x 8'10" (3.3m x 2.7m)

With window to the front elevation of the property.

W/C

Recently refitted with wash hand basin and W/C, complimentary tiling and mirror.

Bedroom One 11'9" x 11'5" (3.6m x 3.5m)

With window to the front elevation of the property and en suite shower room.

Bedroom Two 12'1" x 9'2" (3.7m x 2.8m)

With window to the front elevation of the property and fitted wardrobes.

Bedroom Three 11'5" x 10'9" (3.5m x 3.3m)

With window to the rear elevation of the property.

Bedroom Four 9'2" x 8'10" (2.8m x 2.7m)

With window to the rear elevation of the property.

Family Bathroom

A recently refitted bathroom suites comprising of panelled bath with shower over, wash hand basin and W/C.

Outside

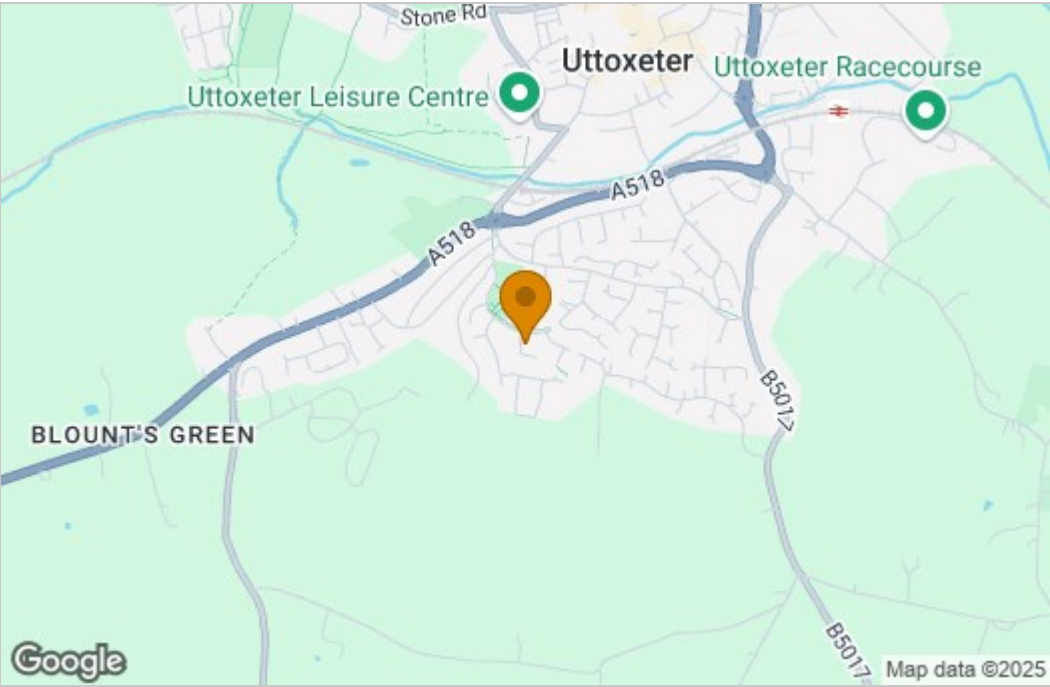
The property benefits from ample off road parking via the driveway, the private rear garden is low maintenance with paving and artificial lawn.

Floor Plan

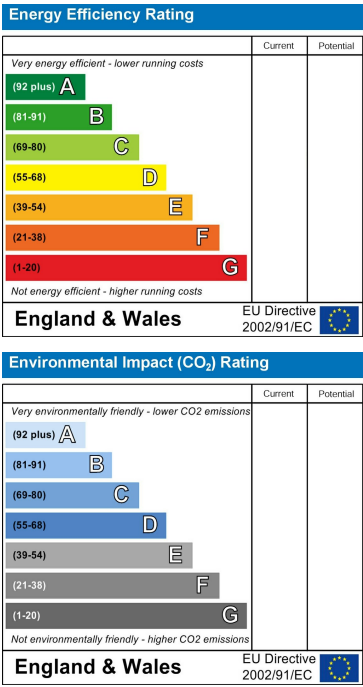


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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