



RE/MAX

PROPERTY HUB



36 Greenacres Drive, Uttoxeter, ST14 7EB

Asking price £265,000

Nestled in the charming area of Greenacres Drive, Uttoxeter, this delightful three-bedroom house offers a perfect blend of comfort and practicality, the property boasts a well-designed layout that is ideal for families or those seeking a bit more space.

Upon entering, you are welcomed into a spacious reception room, which serves as a versatile area for relaxation and entertaining. The natural light that floods this room creates a warm and inviting atmosphere, making it the perfect spot to unwind after a long day.

The house features three generously sized bedrooms, providing ample space for family members or guests. Each room is designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is conveniently located, offering modern amenities to cater to your daily needs.

The surrounding area is known for its friendly community and convenient access to local amenities, including shops, schools, and parks, making it an ideal location for families.

In summary, this house on Greenacres Drive is a fantastic opportunity for anyone looking to settle in Uttoxeter. With its spacious living areas, three bedrooms, and a prime location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Entrance Hall

With door leading to lounge and stairs to the first floor.

Lounge 11'11" x 14'9" (3.65m x 4.52m)

With bay window to the front elevation and feature fireplace.

Kitchen 14'9" x 8'4" (4.51m x 2.55m)

With a range of wall and base units, built in electric oven, four ring gas hob, and space for washing machine and dishwasher. There is also a built in breakfast bar.

Conservatory 8'10" x 7'3" (2.70m x 2.22m)

With doors off to the rear garden.

Bedroom One 8'5" x 12'10" (2.57m x 3.93m)

With window to the front elevation of the property.

Bedroom Two 10'7" x 8'3" (3.24m x 2.53m)

With window to the rear elevation.

Bedroom Three 6'3" x 8'1" (1.91m x 2.47m)

With window to the front elevation.

Bathroom 6'2" x 5'7" (1.89m x 1.72m)

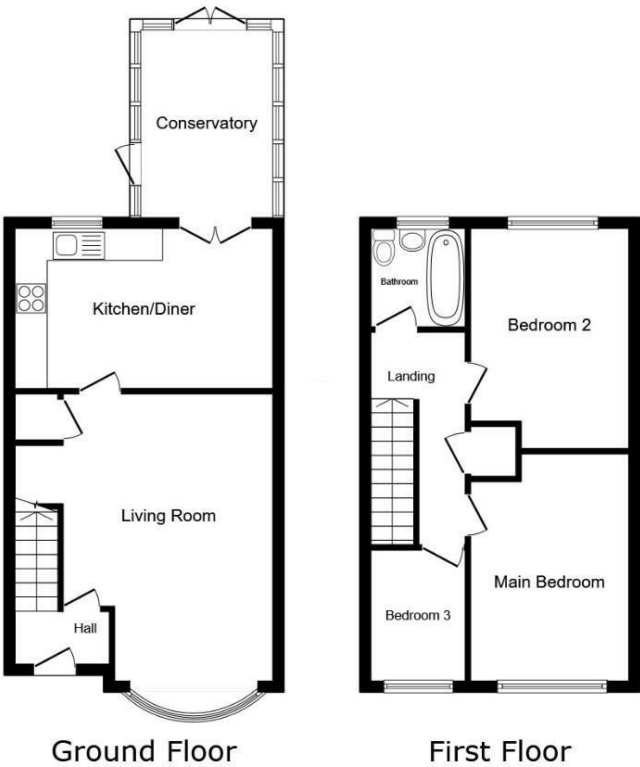
With panelled bath with power shower over, wash hand basin and W/C.

Outside

To the front of the property is a driveway for parking multiple vehicles.

At the rear of the property is a detached garage, patio area and section laid to lawn.

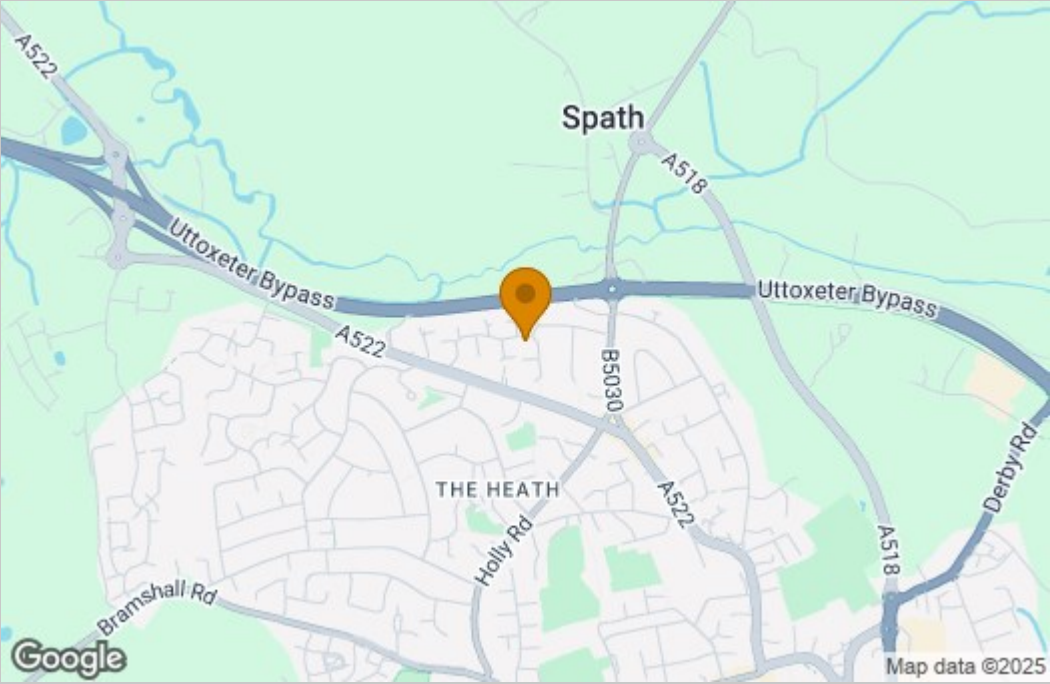
Floor Plan



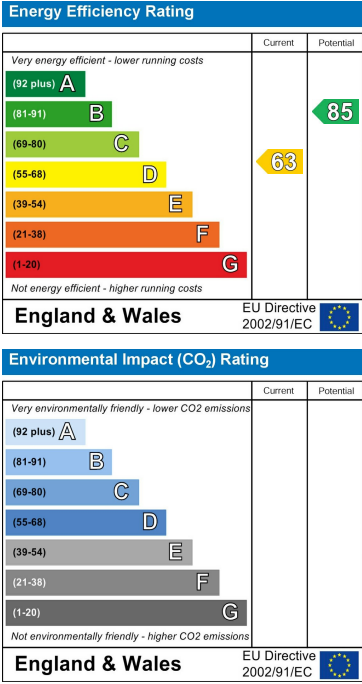
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.

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