



RE/MAX

PROPERTY HUB



11 Merlin Close, Uttoxeter, ST14 8BZ

Asking price £245,000

This well maintained house presents an excellent opportunity for those seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

The house is in fantastic condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The great location adds to the appeal, providing convenient access to local amenities, schools, and transport links, making it an ideal choice for both commuters and families alike.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home in Uttoxeter is sure to meet your needs. Don't miss the chance to view this lovely property and envision your future in this wonderful community.

Enclosed Porch

A great storage area leading on to the entrance hall.

Entrance Hall

With doors off to the lounge, kitchen diner, W/C and stairs to the first floor.

Lounge 13'5" x 9'6" (4.10m x 2.91m)

With a focal coal effect gas fire with a feature surround plus a bay window to the front elevation of the property.

Kitchen Diner 7'8" x 21'2" (2.35m x 6.47m)

This room extends to the full width of the property having a range of fitted units with work surfaces and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and oven under plus integrated appliances including a dishwasher and fridge freezer. In the dining area, wide French doors open to the patio and garden as well as a part obscured glazed door in the kitchen area.

W/C

With W/C and wash hand basin.

Bedroom One 10'7" x 9'6" (3.25m x 2.91m)

Overlooking the front elevation of the property.

Bedroom Two 10'7" x 9'6" (3.25m x 2.91m)

With window to the rear elevation.

Bedroom Three 7'2" x 11'2" (2.20m x 3.42m)

With window to the front elevation.

Bathroom

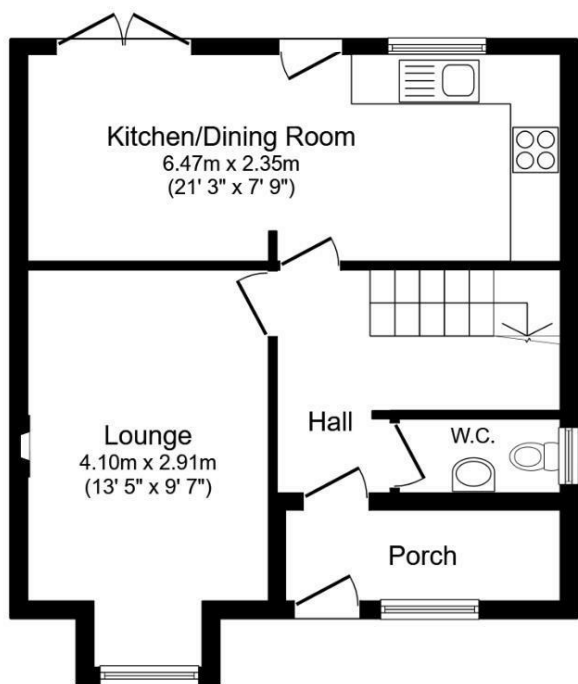
Comprises of walk in shower, panelled bath, wash hand basin and W/C.

Outside

To the front of the property is a lawned garden, and driveway for multiple vehicles.

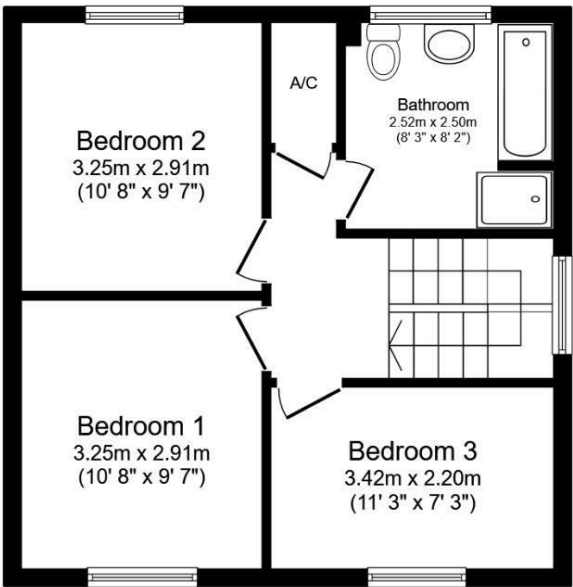
At the rear a block paved patio and further slabbed seating area provides a lovely entertaining space leading to the garden laid to lawn with further composite decking at the top of the garden.

Floor Plan



Ground Floor

Floor area 43.5 sq.m. (468 sq.ft.)



First Floor

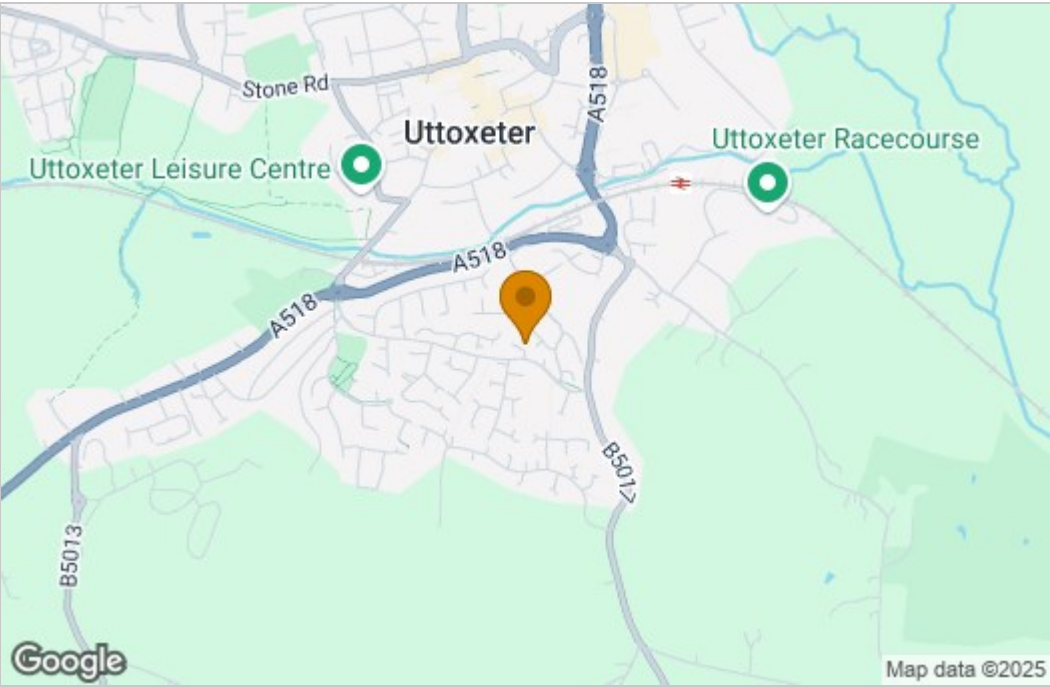
Floor area 42.4 sq.m. (457 sq.ft.)

Total floor area: 85.9 sq.m. (925 sq.ft.)

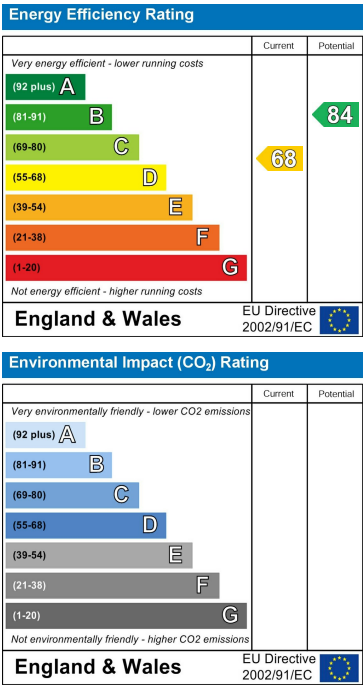
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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