



**RE/MAX**  
Elite



11 George Elliott Close, Uttoxeter, ST14 8SL

Asking price £270,000





# 11 George Elliott Close

Uttoxeter, ST14 8SL

- Three Bedrooms
- South Facing Rear Garden
- Lounge
- Garage
- Semi Detached
- Fitted Kitchen
- Driveway
- Walking Distance to Town Centre

Nestled in the charming area of George Elliott Close, Uttoxeter, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The south-facing rear garden is a true gem, designed for low maintenance, allowing you to enjoy the outdoors without the hassle of extensive upkeep. This sunny garden space is perfect for summer barbecues, gardening enthusiasts, or simply unwinding in the sun.

Located in a friendly neighbourhood, this property is well-positioned to take advantage of local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

In summary, this house on George Elliott Close is a wonderful opportunity for anyone seeking a spacious and well-equipped home in Uttoxeter. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



Porch

Entrance Hall

Kitchen

9'11" x 8'9" (3.04 x 2.68)

Lounge

12'3" x 19'5" (3.75 x 5.94)

Conservatory

10'10" x 9'10" (3.32 x 3.01)

W/C

7'0" x 15'3" (2.14 x 4.66)

Bedroom One

9'5" x 6'1" (2.88 x 1.87)

Ensuite Shower Room

10'9" x 13'7" (3.30 x 4.16)

Bedroom Two

8'4" x 12'10" (2.55 x 3.92)

Bedroom Three

5'9" x 7'5" (1.77 x 2.27)

Shower Room

Garage

Outside



Directions





## Floor Plans



Ground Floor



First Floor

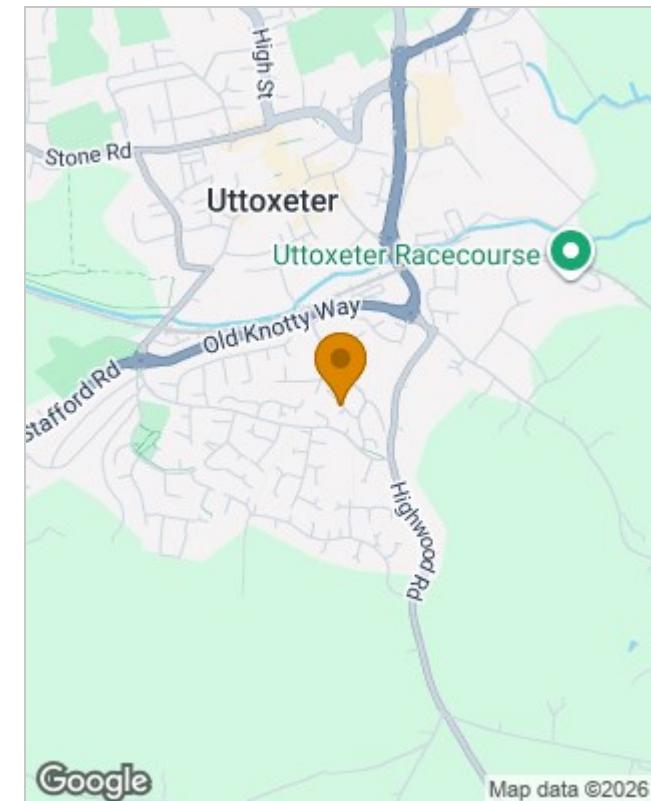


Outbuilding

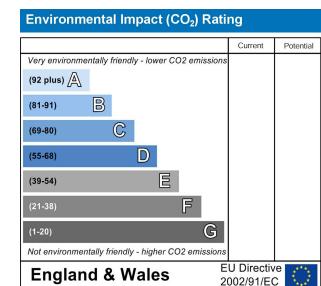
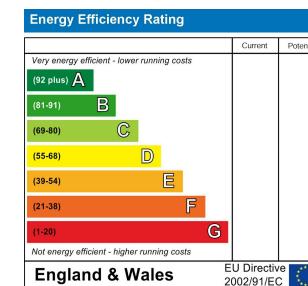
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on [01825 722222](tel:01825 722222) if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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