



The Orchard, Stramshall, Uttoxeter. ST14 5AY

welcome to

The Orchard, Stramshall, Uttoxeter

VIEWING IS ESSENTIAL to appreciate this HIGHLY IMPRESSIVE DETACHED family home boasting an EXTENDED and newly fitted WREN kitchen offering substantial open plan living space and two reception rooms, cloakroom, four well proportioned bedrooms, en suite & family bathroom. Integral garage and gardens.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.flooragent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Vestibule:

Having tiled flooring; doors off to:

Guest Cloakroom:

Having low level w.c.; wash hand basin; double glazed window to the front elevation.

Lounge:

22' 2" max x 14' 9" max (6.76m max x 4.50m max)
With double glazed bay window to the front elevation; feature corner fireplace housing a log burning stove with hearth; central heating radiator; door leading into:

Reception Room:

20' 8" max x 12' 6" max (6.30m max x 3.81m max)
Having stairs to the first floor accommodation; double glazed window to rear elevation; understairs storage cupboard; central heating radiator; door leading into:

Extended Dining Kitchen:

21' 3" x 19' 3" (6.48m x 5.87m)
A fitted kitchen comprising Belfast sink set in a base unit; further base, wall and drawer units; complementary work surface; island unit with breakfast bar incorporating drawer, cupboards and shelving; double oven; induction four ring hob with cooker hood over; integrated dishwasher, fridge freezer; plumbing for washing machine; Amtico flooring; under floor heating; two Velux double glazed windows; central heating radiator; large bi-fold doors opening onto the rear garden; door leading into the garage.

Stairs from Reception Room:

Leading to:

First Floor Landing:

Having loft access hatch with pull down ladder; doors off to:

Main Bedroom One:

18' 9" max x 11' 9" max (5.71m max x 3.58m max)
With double glazed window to the rear elevation; central heating radiator; door leading into:

En Suite:

Fully tiled comprising shower cubicle with wall mounted shower; low level w.c.; wash hand basin; frosted double glazed window to the side elevation.

Bedroom Two:

12' 5" x 10' 9" (3.78m x 3.28m)
With double glazed window to the front elevation; central heating radiator.

Bedroom Three:

9' 8" x 8' 4" (2.95m x 2.54m)
Having double glazed window to the rear elevation; central heating radiator.

Bedroom Four:

9' 3" x 8' 1" (2.82m x 2.46m)
With double glazed window to the front elevation; wood effect flooring; central heating radiator.

Family Bathroom:

With bath; separate shower cubicle with all mounted shower; low level w.c.; wash hand basin; central heating radiator; complementary tiling; frosted double glazed window to the side elevation.

Externally:

To the front the larger than average block paved driveway provides off road parking for several vehicles and lawned area. The rear garden is laid to lawn with flower and shrub plantings, patio areas, raised planting area and timber fence boundaries.

Tandem Garage:

18' 9" x 9' 4" (5.71m x 2.84m)
Having up and over door; plumbing for washing machine; loft access hatch.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

The Orchard, Stramshall, Uttoxeter

- Detached Family Home
- Popular Village Location
- Stunning Kitchen Extension
- Four Bedrooms. Master En Suite
- Larger than average driveway with parking for several vehicles

Tenure: Freehold EPC Rating: D

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109128 - 0003

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