



Orchard House, Westhill, Uttoxeter. ST14 8BN

welcome to

Orchard House, Westhill, Uttoxeter

VIEWING IS A MUST of this four bedroom three reception room detached property offering EXCEPTIONALLY SPACIOUS & FLEXIBLE accommodation on a good sized plot with wrap around gardens in a sought after location offering a good degree of privacy and SUPERB VIEWS over the town. Double garage studio over.



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 inspectors. Powered by www.focalagent.com

Access to the property is via a driveway which provides off road parking leading to the attached garage and also to:

Storm Porch:

Having tiled flooring.

Entrance Door:

Leading into:

Entrance Hallway:

Having Parquet flooring; understairs cupboard; walk in coats cupboard; central heating radiator; stairs leading to the first floor accommodation; doors off to:

Kitchen:

16' 2" x 10' 6" (4.93m x 3.20m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; space for range style cooker; further appliance space; complementary wall and floor tiling; two double glazed windows to the rear elevation; ceiling spot lights; opening into:

Breakfast Room:

With double glazed window to the front elevation; central heating radiator; tiled flooring; door leading into:

Utility Room:

Having sink set in a base unit; work surfaces; plumbing for washing machine; tiled flooring; window to the front elevation; opening into lobby with door leading to the rear elevation and door leading into:

Cloakroom:

With tiled flooring; low level w.c.; wash hand basin; double glazed window to the side elevation; central heating radiator.

Study:

Having double glazed window to the front elevation; central heating radiator.

Lounge:

Having two double glazed windows to the front elevation; non opening window to the rear elevation; non opening window looking into dining room; three central heating radiators; stone feature fireplace housing an open hearth; double doors leading into:

Dining Room:

Having three double glazed windows to the rear elevation; double glazed patio doors leading out to the side elevation; two central heating radiators.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window to the front elevation; central heating radiator; doors off to:

Bedroom One:

Having built in wardrobe; sink set in a vanity unit; double glazed window to the rear elevation; central heating radiator.

Bedroom Two:

Having double glazed window to the front elevation; central heating radiator.

Bedroom Three:

Having double glazed window to the front elevation; central heating radiator; built in wardrobe.

Bedroom Four:

With double glazed window to the rear elevation; central heating radiator; built in wardrobe.

Family Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level w.c.; laminate flooring; central heating radiator; complementary tiling; double glazed window to the rear elevation

Externally:

To the front of the property the gravel driveway provides off road parking for several vehicles and front lawned garden area with rockery shrub plantings, tree and hedge boundary. The side garden has shrub plantings leading around to the rear garden which has superb views overlooking the market town of Uttoxeter which is laid to lawn with patio area, an abundance of shrub and tree plantings, vegetable plot, trellis fencing and hedge and timber fenced boundaries.

Double Garage:

Having two manual up and over doors; personal door; three windows; loft style ladder leading up to studio area with window to the front elevation.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Orchard House Westhill, Uttoxeter

- RARELY AVAILABLE OPPORTUNITY
- INDIVIDUALLY BUILT- COUNCIL TAX BAND F
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- WRAP AROUND GARDENS & DOUBLE DETACHED GARAGE

Tenure: Freehold EPC Rating: C

offers in the region of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109154 - 0003

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