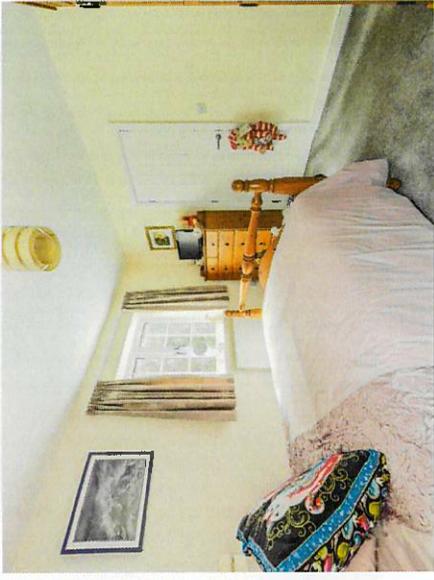
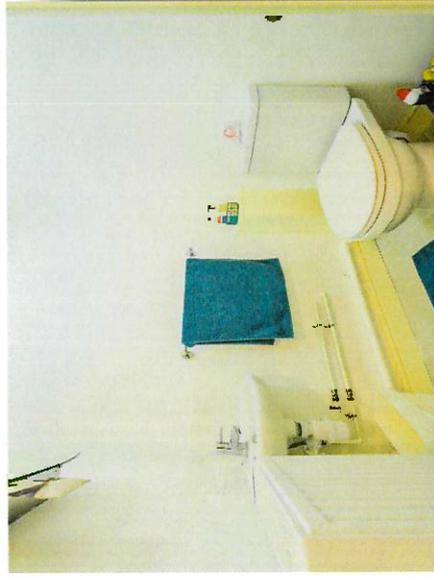
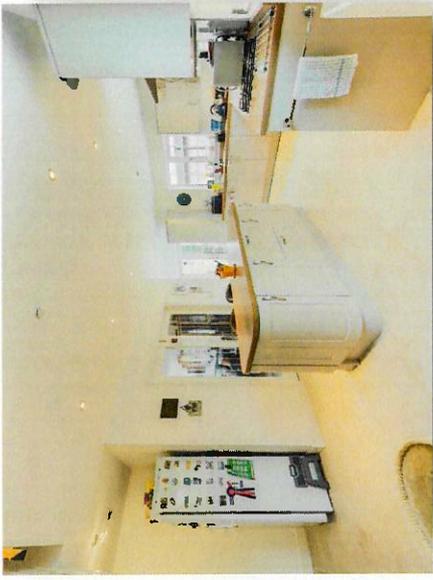


Park Street, Uttoxeter ST14 7AW

welcome to

Park Street, Uttoxeter

Bagshaws Residential recommend **EARLY VIEWING** of this **INDIVIDUALLY BUILT** detached property set in landscaped gardens with driveway & **GARAGE** and internally comprising: spacious breakfast kitchen, utility, lounge, dining room, guest cloaks, master bedroom with en suite, two further bedrooms & bathroom



This floor plan is for information only. It is not drawn to scale. Any measurements shown are for guidance only and should not be relied upon. No checks are guaranteed. They cannot be relied upon for any purpose other than for reference only. It is not a contract. It is subject to change without notice. A copy of the floor plan can be viewed at www.bagshaws.com

Access to the property is gained via electric gates leading to garage and driveway and to:

Open Porch:

With entrance door leading into:

Entrance Hallway:

Having central heating radiator; tiled flooring; loft access hatch; doors off to:

Breakfast Kitchen:

22' 1" max x 11' 10" min (6.73m max x 3.61m min)
A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; central island unit with cupboards and drawers; integrated electric oven with gas hob and cooker hood over; integrated dishwasher, fridge and freezer; further appliance space; complementary tiling; French doors leading out to the patio area; three double glazed windows; central heating radiator; stairs to the first floor accommodation; double doors leading into lounge.

Utility Room:

5' 2" x 5' 1" (1.57m x 1.55m)
Having double glazed window; plumbing for washing machine; further appliance space; complementary work surface; central heating boiler; loft access hatch.

Guest Cloakroom:

With low level w.c. wash hand basin; central heating radiator; tiled flooring.

Lounge:

19' max x 16' 2" max (5.79m max x 4.93m max)
With double doors leading into the kitchen; double glazed window; French doors leading to the garden; two central heating radiators; double doors leading into:

Dining Room:

12' 10" x 12' 3" (3.91m x 3.73m)
With double glazed window; central heating radiator.

Bedroom:

11' 10" x 10' 10" (3.61m x 3.30m)
Having double glazed windows; central heating radiator; leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level w.c.; heated towel rail; complementary tiling; double glazed window.

Stairs From The Kitchen:

Leading to:

Bedroom:

17' 7" x 13' 11" (5.36m x 4.24m)
Having two sky light windows; French doors with Juliet balcony; two central heating radiators; air conditioning.

Bedroom:

17' 6" x 11' (5.33m x 3.35m)
Currently used as Craft Room. Having window and two sky light windows; central heating radiator; air conditioning.

Family Bathroom:

Having bath with mixer taps, shower and side screen; wash hand basin; low level w.c.; heated towel rail; complementary tiling; spot lights.

Garage:

10' 3" x 19' 10" (3.12m x 6.05m)
With up and over door.

Gardens:

Wrap around gardens with lawned area with shrub and tree plantings, patio area. tarmac driveway and timber fence boundaries. Two floor mounted air conditioning unit which provides air conditioning to the first floor bedrooms.

Please Note:

Photographs may have been taken using a wide angle lens.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



view this property online bagshawsresidential.co.uk/Property/UTR109184



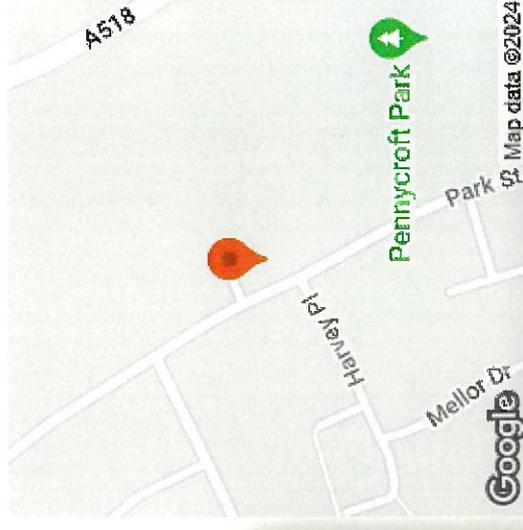
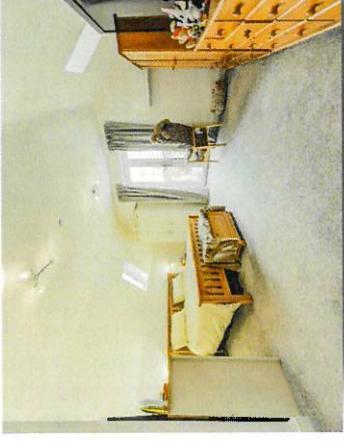
welcome to

Park Street, Uttoxeter

- Council Tax Band E - Individually Built Detached
- Ground Floor Bedroom with En Suite. Two First Floor Bedrooms & Bathroom
- Spacious Breakfast Kitchen. Lounge. Separate Dining Room
- Utility Room. Guest Cloakroom
- Landscaped Gardens. Drive. GARAGE.

Tenure: Freehold EPC Rating: B

£360,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109184](https://www.bagshawsresidential.co.uk/Property/UTR109184)



Property Ref:
UTR109184 - 0003



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.