



**Park Street, Uttoxeter. ST14 7AW**



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## 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 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 inspector(s). Powered by www.fruitagent.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.



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## 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

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109184 - 0004

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