



Stanley Crescent, Uttoxeter. ST14 7BD

welcome to

Stanley Crescent, Uttoxeter

Bagshaws Residential welcome to the market this spacious detached FIVE BEDROOM family home, conveniently situated close to amenities including good schools & sports and leisure facilities, comprises: lounge, kitchen diner, guest cloakroom, conservatory & family bathroom. Garage, drive & 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 inspectors(s). Powered by www.focalagent.com

Access to the property is gained via a driveway providing off road parking for several vehicles leading to the garage and to:

Entrance Door:

Leading into:

Entrance Hallway:

With double glazed window to the side elevation; stairs to the first floor accommodation; door leading to:

Lounge:

15' 8" x 12' 3" (4.78m x 3.73m)

Having walk in bay window to the front elevation; feature wall mounted fire; central heating radiator; spot lights; door leading into:

Kitchen Diner:

15' 6" x 9' 8" (4.72m x 2.95m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated double oven with hob and cooker hood over; plumbing for washing machine; space for an American style fridge freezer; complementary tiling; breakfast bar; double glazed window looking into conservatory; door leading out to the rear garden; door leading into cloakroom; double glazed French doors leading into:

Conservatory:

13' 5" x 8' 7" (4.09m x 2.62m)

Being of uPVC construction on dwarf brick wall and side brick wall having double glazed French doors leading out to the garden.

Guest Cloakroom:

With low level w.c.; wash hand basin; double glazed window to the side elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With loft access hatch; doors off to:

Bedroom One:

14' 5" into alcove x 8' 9" (4.39m into alcove x 2.67m)

Having double glazed window to the rear elevation; fitted wardrobes; central heating radiator.

Bedroom Two:

11' 3" x 8' 9" (3.43m x 2.67m)

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

Bedroom Three:

10' 11" x 8' 1" (3.33m x 2.46m)

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

Bedroom Four:

8' 2" x 7' 10" (2.49m x 2.39m)

With double glazed window to the front elevation; central heating radiator; overstairs cupboard.

Bedroom Five:

6' 7" x 6' 7" (2.01m x 2.01m)

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

Family Bathroom:

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

Outside:

To the front the driveway provides off road parking for several vehicles with tree and shrub plantings leading to the garage. Double gates lead to the rear garden which is mainly laid to lawn with shrub and tree borders, decked patio area and pergola and timber fenced boundaries. Gated passageway leads to the front of the property.

Garage:

With up and over door;

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR109114



welcome to

Stanley Crescent, Uttoxeter

- Council Tax Band D - SPACIOUS DETACHED FAMILY HOME
- Five Bedrooms. Family Bathroom. Guest Cloakroom
- Lounge. Kitchen Diner
- Conservatory
- Driveway. Garage. Gardens

Tenure: Freehold EPC Rating: D

£385,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR109114](https://www.bagshawsresidential.co.uk/Property/UTR109114)



Property Ref:
UTR109114 - 0004

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.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)