



**Woodgate House, Wood Lane, Uttoxeter. ST14 8JR**

**welcome to**

**Woodgate House, Wood Lane, Uttoxeter**

RARELY AVAILABLE in the sought after location Wood Lane is this traditional semi detached FIVE BEDROOM family home and Bagshaws Residential recommend EARLY INTERNAL VIEWING to fully appreciate its wealth of charm and character, set on a good sized plot with well stocked gardens & extensive driveway.



Access to the property is gained via an extensive private driveway providing of road parking for several vehicles leading to:

**Entrance Door:**

Leading into:

**Spacious Entrance Hallway:**

With grand staircase leading to the first floor accommodation; access to cellar; double glazed French doors leading to the rear elevation; door off to:

**Lounge:**

19' 5" into bay x 13' 9" ( 5.92m into bay x 4.19m )  
Having walk in bay with double glazed side windows and French doors to the front elevation; Amtico flooring; feature fireplace with open hearth; alcove shelving; central heating radiator with cover; door leading into:

**Dining Room:**

16' max x 13' max ( 4.88m max x 3.96m max )  
Irregular shaped room. Having sash window to the front elevation; double glazed window to the side elevation; feature fireplace; alcove shelving with cupboard below; Amtico flooring; central heating radiator; door into inner lobby.

**Breakfast Kitchen:**

16' max x 12' 8" max ( 4.88m max x 3.86m max )  
A fitted kitchen comprising Belfast sink set in a base unit with hot tap; further base, wall and drawer units; complementary work surfaces; Esse Range cooker; integrated oven with induction hob; integrated dishwasher, microwave and fridge; complementary wall and floor tiling; feature brick archway; double glazed windows to the rear and side elevations; central heating radiator; door leading to:

**Inner Lobby:**

With doors off to:

**Guest Cloakroom:**

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

**Utility / Boiler Room:**

With plumbing for washing machine; further appliance space; wall mounted central heating boiler; water cylinder tank.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

Having window to the rear elevation; reading area; doors off to:

**Bedroom:**

16' max x 13' 2" max ( 4.88m max x 4.01m max )  
With windows to the front and side elevations; leading into:

**Dressing Area:**

With built in wardrobes; central heating radiator with cover; fitted shelving; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; heated towel rail; Amtico flooring.

**Bedroom:**

16' 1" excluding bay x 13' 11" max ( 4.90m excluding bay x 4.24m max )  
Having double glazed bay window to the front elevation with seating; central heating radiator.

**Bathroom:**

Having roll top bath with claw feet; enclosed shower cubicle with wall mounted shower; wash hand basin; high flush low level w.c.; tongue and groove wall panelling; Amtico flooring.

**Stairs From First Floor:**

Leading to:

**Second Floor Landing:**

With doors off to:

**Bedroom:**

16' 1" max Restricted head height. x 11' 10" max ( 4.90m max Restricted head height. x 3.61m max )  
Having double glazed window to the side elevation; feature fireplace.

**Bedroom:**

10' 10" restricted head height x 8' 10" ( 3.30m restricted head height x 2.69m )  
With double glazed window to the side elevation; sky light window; central heating radiator.

**Bedroom:**

16' 1" x 14' 8" ( 4.90m x 4.47m )  
With double glazed window to the front elevation; original floorboards.

**Shower Room:**

Having walk in shower cubicle with wall mounted shower; wash hand basin; low level w.c.; heated towel rail; complementary wall tiling; double glazed window to the side elevation.

**Outside:**

To the front the extensive driveway provides off road parking for several vehicles. Side lawned area well stocked with shrub and flower plantings. The rear garden has paved patio area, feature pond and also well stocked shrub borders.

**Please Note:**

Photographs may have been taken using a wide angle lens.

The property is subject to a flying freehold.

Our vendor advises the property benefits from gigabit full fibre Internet.



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## Woodgate House, Wood Lane, Uttoxeter

- Council Tax Band F - Traditional Bay Fronted Semi Detached over Three Floors
- Five Bedrooms. Master Bedroom Suite with Dressing Room & En Suite
- Two Reception Rooms. Breakfast Kitchen
- Utility Room. Guest Cloakroom
- Delightful Gardens. Extensive Driveway

Tenure: Freehold EPC Rating: D

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR108831 - 0004

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