



Dowling Road, Uttoxeter. ST14 8WF

welcome to

Dowling Road, Uttoxeter

Situated on a popular residential development built by Taylor Wimpey is this detached family home within easy reach of local amenities & schools. Benefiting from NHBC Warranty and comprising: guest cloakroom, kitchen diner; lounge, three bedrooms, en suite & 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. Powered by www.focalagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

Having stairs to the first floor accommodation; understairs cupboard; wood effect flooring; doors off to:

Guest Cloakroom:

With low level w.c.; wash hand basin; complementary tiling; central heating radiator; wood effect flooring.

Kitchen Diner:

Irregular shaped room. A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; gas hob with extractor hood over; double glazed window to the front elevation; complementary tiling; central heating radiator; wood effect flooring; French doors leading out to the rear garden.

Lounge:

17' 1" x 9' 11" (5.21m x 3.02m)

Having double glazed window to the front elevation; double glazed French doors leading out to the rear garden; central heating radiator; door leading into the kitchen diner.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window; central heating radiator; airing cupboard; doors off to:

Bedroom One:

10' 3" x 10' 2" (3.12m x 3.10m)

Having mirror door wardrobes; double glazed window to the front elevation; central heating radiator; door leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level w.c.; double glazed window to the rear elevation; central heating radiator; complementary tiling; wood effect flooring.

Bedroom Two:

9' 4" x 8' 4" (2.84m x 2.54m)

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

Bedroom Three:

11' 6" x 6' 11" (3.51m x 2.11m)

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

Family Bathroom:

Having bath; wash hand basin; low level w.c.; double glazed window to the rear elevation; complementary tiling; wood effect flooring.

Garage:

With up and over door.

Gardens:

Lawned area to the front with bush boundary and central path. The rear garden is laid to lawn with patio area having timber fence and wall boundaries.

Please Note:

Council Tax Band D

Photographs may have been taken using a wide angle lens.



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welcome to

Dowling Road, Uttoxeter

- Modern Detached Family Home. NHBC Warranty
- Lounge. Kitchen Diner
- Three Bedrooms. En Suite to Main Bedroom
- Family Bathroom. Guest Cloakroom
- Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109334 - 0005

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