



**Weaver Road, Uttoxeter. ST14 7BE**

welcome to

## Weaver Road, Uttoxeter

Bagshaws Residential advise EARLY VIEWING to appreciate this WELL PRESENTED EXTENDED traditional semi detached offering excellent family accommodation comprising: lounge, kitchen opening to garden room/diner with bi-fold doors to garden, guest cloakroom, utility, four bedrooms & family 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 inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via a driveway providing off road parking leading to:

**Entrance Door:**

Under storm porch leading into:

**Entrance Hall:**

Having central heating radiator; stairs leading to the first floor accommodation; understairs cupboard; doors off to:

**Lounge:**

15' 11" into bay x 10' 11" max ( 4.85m into bay x 3.33m max )

Having double glazed bay window to the front elevation; fireplace with timber mantel housing a log burning stove; central heating radiator.

**Kitchen:**

10' 10" x 10' 10" ( 3.30m x 3.30m )

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven and microwave; hob with extractor fan over; integrated dishwasher; wood effect flooring; complementary tiling; opening into:

**Garden Room / Diner:**

16' 2" x 12' 2" ( 4.93m x 3.71m )

Having bi-fold doors leading out to the rear garden; lantern style roof light; two vertical central heating radiators; two double glazed windows to the side elevation.

**Utility Room:**

Having plumbing for washing machine; complementary work surface; base cupboard.

**Guest Cloakroom:**

With low level w.c.; wash hand basin

**Stairs From The Hall:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom:**

Irregular shaped room. Having double glazed window to the front elevation; central heating radiator; loft access with pull down ladder is boarded having Velux window and is carpeted.

**Bedroom:**

13' 11" into bay x 9' 9" ( 4.24m into bay x 2.97m )

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

**Bedroom:**

12' 1" x 10' 1" ( 3.68m x 3.07m )

Having two double glazed windows to the rear elevation; two central heating radiators.

**Bedroom:**

6' 11" x 6' 6" ( 2.11m x 1.98m )

Currently used as a study. With double glazed window to the rear elevation; central heating radiator.

**Family Bathroom:**

Having P shaped bath with wall mounted shower and side screen; wash hand basin; low level w.c.; heated towel rail; central heating radiator; complementary tiling; double glazed window to the rear elevation.

**Gardens:**

To the front of the property the block paved driveway provides off road parking for several vehicles and bark area with shrub plantings with timber fence boundaries. The good sized rear garden has lawned area and two separate paved patio areas, shrub and tree plantings and timber fenced and hedge boundaries.

**Car Port:**

With electric roller up door to the front.

**Outbuilding 1:**

13' 7" x 9' 11" ( 4.14m x 3.02m )

Having double doors to the front; power and lighting.

**Outbuilding 2:**

9' 5" x 7' 4" ( 2.87m x 2.24m )

Having side personal door; power and lighting.

**Please Note:**

Council Tax Band B. Photographs may have been taken using a wide angle lens.



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## Weaver Road, Uttoxeter

- EXTENDED Traditional Semi Detached
- Four Bedrooms. Family Bathroom
- Lounge. Kitchen opening to Garden Room/Diner
- Guest Cloakroom. Utility
- Driveway. Car Port. Good Sized Rear Garden. Outbuilding

Tenure: Freehold EPC Rating: E

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109348 - 0002

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