



Kynnersley Croft, Uttoxeter. ST14 7SH

welcome to

Kynnersley Croft, Uttoxeter

Bagshaws Residential advise VIEWING of this SPACIOUS detached home with accommodation comprising: lounge, dining room, guest cloakroom, conservatory, garden room, breakfast kitchen, utility room, four bedrooms, TWO with EN SUITE facilities and family bathroom. DOUBLE 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 inspector(s). Powered by www.focalagent.com

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

Entrance Door:

Under a canopied porch leading into:

Entrance Hallway:

With double glazed window to the front elevation; central heating radiator; laminate flooring; understairs store cupboard; stairs to the first floor; doors off to:

Guest Cloakroom:

Having wash hand basin set in a vanity unit; low level wc; central heating radiator; laminate flooring; complementary tiling.

Lounge:

17' 3" into bay x 11' (5.26m into bay x 3.35m)
Having double glazed bay window to the front elevation; feature fireplace housing a gas fire; two central heating radiators.

Dining Room:

10' 9" x 9' 6" (3.28m x 2.90m)
With central heating radiator; double glazed patio doors leading into:

Conservatory:

11' 3" x 9' 8" (3.43m x 2.95m)
Being of uPVC construction on a dwarf brick wall with self cleaning glass roof; French doors leading out to the rear garden; tiled flooring.

Breakfast Kitchen:

15' 11" x 10' 5" (4.85m x 3.17m)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base units all with complementary work surface above; integrated electric oven; gas hob with extractor over; integrated dishwasher and refrigerator; a range of matching eye level and drawer units; complementary wall and floor tiling; double glazed windows to the rear and side elevations; door leading to the side elevation; down lighting; central heating radiator.

Utility Room:

5' 8" x 5' (1.73m x 1.52m)
Having stainless steel sink unit; plumbing for washing machine; further appliance space; base units with complementary work surface above; wall units; complementary tiling; central heating radiator; double glazed window to the side elevation looking into garden room; door leading into garage.

Garden Room:

13' 10" x 7' 10" (4.22m x 2.39m)
Being of uPVC construction with French doors leading out to the rear garden; door leading into the garage.

Stairs From The Hallway:

With glass balustrade leading to:

First Floor Landing:

With airing cupboard housing hot water tank; loft access; doors off to:

Bedroom One:

14' 3" max x 13' 9" (4.34m max x 4.19m)
With double glazed window to the front elevation; fitted wardrobes; central heating radiator; door leading into:

En Suite:

Having double glazed window to the front elevation; shower cubicle with wall mounted shower; wash hand basin, low level wc; laminate flooring; down lighting; central heating radiator; complementary tiling.

Bedroom Two:

11' 6" x 10' 6" (3.51m x 3.20m)
With double glazed window to the rear elevation; fitted wardrobes; central heating radiator; door leading into:

En Suite:

Having double glazed window to the side elevation; shower cubicle with wall mounted electric shower; wash hand basin, low level wc; down lighting; complementary tiling; central heating radiator.

Bedroom Three:

9' 7" x 7' 10" (2.92m x 2.39m)
With double glazed window to the rear elevation; fitted wardrobes; central heating radiator.

Bedroom Four:

8' 5" x 7' 3" (2.57m x 2.21m)
With double glazed window to the rear elevation; central heating radiator.

Family Bathroom:

Having bath; wash hand basin; low level wc; double glazed window to the side elevation; central heating radiator; complementary tiling; down lighting.

Double Garage:

17' 3" x 17' (5.26m x 5.18m)
Having electric roller doors; power and lighting; central heating boiler; door leading into utility room; door leading into garden room.

Gardens:

The front garden is laid to lawn with herbaceous planting and metal rail boundary and tarmac driveway providing off road parking leading to the double garage. Metal gated access leads to the side elevation which is laid to lawn with shrub borders and the rear garden having patio area with raised lawn area and shrub and flower plantings with timber fenced boundaries. Further side garden area with timber gate to the front elevation.

Please Note:

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



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welcome to

Kynnersley Croft, Uttoxeter

- Detached Family Home
- Four Bedrooms. TWO EN SUITES
- Lounge. Separate Dining Room. Conservatory. Garden Room
- Guest Cloakroom. Family Bathroom
- DOUBLE GARAGE. Driveway. Gardens

Tenure: Freehold EPC Rating: C

offers over

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109362 - 0003

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