



New Road, Uttoxeter ST14 7DD

welcome to

New Road, Uttoxeter

Bagshaws Residential highly recommend VIEWING of this IMMACULATELY PRESENTED SPACIOUS EXTENDED traditional bay fronted semi detached family home comprising:



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 inspection(s). Powered by www.flooragent.com



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

Entrance Door:

Leading into:

Entrance Hallway:

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

Lounge:

12' 8" max into bay x 10' 1" (3.86m max into bay x 3.07m)
Having double glazed bay window to the front elevation; feature fireplace housing a gas stove style fire; wall lighting; central heating radiator.

Garden Room:

With double glazed windows to the rear elevation; French doors leading out to the rear garden; central heating radiator.

Kitchen Diner:

19' 4" x 11' 4" max (5.89m x 3.45m max)
A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; Range style oven in brick arch feature; integrated dishwasher, fridge and freezer; complementary wall and floor tiling; central heating radiator; double glazed window to the rear elevation; door leading out to the rear garden.

Guest Cloakroom:

Having wash hand basin; low level w.c.; central heating radiator; double glazed window to the side elevation; tiled flooring.

Utility Room:

Having sink and drainer set in a base unit; plumbing for washing machine; central heating boiler; tiled flooring; double glazed window to the side elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window to the side elevation; loft access having pull down ladder and it is insulated and partially boarded; doors off to:

Bedroom One:

13' 1" max into bay x 9' 9" (3.99m max into bay x 2.97m)
With double glazed bay window to the front elevation; central heating radiator; built in mirror door wardrobes.

Bedroom Two:

10' 5" x 9' 7" (3.17m x 2.92m)
With double glazed window to the rear elevation; built in mirror door wardrobes; central heating radiator.

Bedroom Three:

7' 4" x 6' (2.24m x 1.83m)
Currently used as a study. With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

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

Garage:

16' x 7' 9" (4.88m x 2.36m)
With up and over door; power and lighting; personal door; wooden ladder to storage area.

Gardens:

To the front of the property is a walled boundary with raised flower border and driveway providing off road parking for several vehicles leading to the garage. The landscaped rear garden has lawned with shrub and flower plantings, patio area, further patio area having pergola and hedge and timber fenced boundaries.

Please Note:

Council Tax Band B

Photographs may have been taken using a wide angle lens.



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welcome to

New Road, Uttoxeter

- EXTENDED Traditional Bay Fronted Semi Detached
- Three Bedrooms. Family Bathroom
- Lounge. Sitting Room
- Kitchen Diner. Utility Room
- Garage. Driveway. Garden

Tenure: Freehold EPC Rating: D

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR108289 - 0003

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