



**Sorrel Close, Uttoxeter. ST14 8UP**



**welcome to**

## **Sorrel Close, Uttoxeter**

Bagshaws Residential recommend EARLY VIEWING of this detached family home being sold with NO UPWARD CHAIN and comprising: guest cloaks, kitchen, lounge diner and to the first floor: three bedrooms, en suite and family bathroom. Externally driveway, integral garage & rear garden backing onto woodland



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.localagent.com](http://www.localagent.com)

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

**Entrance Door:**

Leading into:

**Entrance Hall:**

Having double glazed window to the front elevation; stairs to the first floor accommodation; central heating radiator; doors off to:

**Guest Cloakroom:**

With low level w.c.; wash hand basin; heated towel rail; complementary tiling.

**Kitchen:**

10' 9" x 8' 1" max ( 3.28m x 2.46m max )

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; point for cooker; cooker hood; plumbing for a washing machine; further appliance space; ceiling spotlights; complementary tiling; double glazed window to the front elevation; central heating radiator; door leading out to the side elevation.

**Lounge Diner:**

22' 3" max x 11' 5" ( 6.78m max x 3.48m )

Having feature fireplace housing an electric fire; two double glazed windows to the rear elevation; two central heating radiators; double glazed doors leading out to the rear garden.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With storage cupboard; doors off to:

**Bedroom One:**

15' 6" to back of wardrobes x 11' ( 4.72m to back of wardrobes x 3.35m )

With two double glazed windows to the rear elevation; central heating radiator; door leading into:

**En Suite:**

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

**Bedroom Two:**

11' 6" max x 10' 10" max ( 3.51m max x 3.30m max )

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

**Bedroom Three:**

8' 3" x 8' ( 2.51m x 2.44m )

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

**Family Bathroom:**

Having bath; wash hand basin and low level w.c. set in a vanity unit; complementary tiling; double glazed window to the side elevation; central heating radiator; laminate flooring.

**Integral Garage:**

With up and over door;

**Gardens:**

To the front the driveway provides off road parking for several vehicles with stone gravel area. The rear garden is laid to lawn with shrub planting, patio area and timber fence boundaries and backs onto woodland. Garden shed.

**Please Note:**

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



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## Sorrel Close, Uttoxeter

- Detached Family Home
- Three Bedrooms. En Suite.
- Family Bathroom. Guest Cloakroom
- Lounge Diner. Fitted Kitchen
- Integral Garage. Drive. Gardens

Tenure: Freehold EPC Rating: C

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109378 - 0006

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bagshaws residential



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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