



Bowling Green Road, Uttoxeter. ST14 7HW

welcome to

Bowling Green Road, Uttoxeter

Situated in a cul-de-sac position is this WELL PRESENTED three storey semi detached town house providing ideal family accommodation comprising: kitchen, utility spacious lounge, dining room, conservatory, guest cloaks. First floor two bedrooms & family bathroom. Second floor master suite.



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 a driveway providing off road parking leading to:

Entrance Door:

Leading into:

Entrance Hallway:

Having central heating radiator, doors off to:

Kitchen:

10' 5" x 9' 8" (3.17m x 2.95m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; plumbing for washing machine and dishwasher; integrated double electric oven with gas hob and cooker hood over; further appliance space; complementary tiling; double glazed window to the front elevation.

Dining Room:

11' 6" x 8' (3.51m x 2.44m)

With double glazed window to the front elevation; central heating radiator; door leading into:

Utility Room:

7' 11" x 4' 3" (2.41m x 1.30m)

With door leading out to the rear elevation and appliance space.

Guest Cloakroom:

With low level w.c.; wash hand basin; central heating radiator;

Lounge:

14' 7" x 14' 8" (4.45m x 4.47m)

Having log burning stove; two central heating radiators; storage cupboard; French doors leading into:

Conservatory:

13' 11" x 13' 7" (4.24m x 4.14m)

Being of uPVC construction on a dwarf brick wall having two electric wall heater; double doors leading out to the rear garden.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having central heating radiator; doors off to:

Bedroom:

14' 6" x 10' 10" (4.42m x 3.30m)

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

Bedroom:

14' 6" x 7' 10" (4.42m x 2.39m)

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

Family Bathroom:

Having bath; wash hand basin; low level w.c.; complementary tiling.

Stairs:

Leading to:

Second Floor Landing:

With door leading into:

Master Bedroom:

18' 7" excluding box bay x 14' 6" (5.66m excluding box bay x 4.42m)

With double glazed dormer box bay to the front elevation; central heating radiator; door leading into:

En Suite

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

Externally:

To the front is block paved driveway which provides off road parking. The rear garden is landscaped with timber decked patio area, slate chipping and an abundance of flower and shrub plantings and timber fenced boundaries.

Please Note:

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



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Bowling Green Road, Uttoxeter

- Three Storey Town House
- Three Bedrooms with Master Suite
- Conservatory
- Utility Space
-

Tenure: Freehold EPC Rating: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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