



**Sorrel Close, Uttoxeter ST14 8FE**

**welcome to**

## **Sorrel Close, Uttoxeter**

Bagshaws Residential bring to the market this modern semi detached home with NO UPWARD CHAIN and EARLY VIEWING is recommended to appreciate the WELL PRESENTED accommodation comprising: guest cloaks, lounge, kitchen diner, three bedrooms, EN SUITE & bathroom. Parking & rear garden.



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



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

**Entrance Door:**

Leading into:

**Entrance Lobby:**

With doors off to:

**Guest Cloakroom:**

With low level w.c.; wash hand basin; central heating radiator; complementary tiling; wood effect flooring.

**Lounge:**

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

**Inner Hall:**

With stairs to the first floor accommodation.

**Kitchen Diner:**

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven with gas hob and cooker hood over; complementary tiling; double glazed window to the rear elevation; central heating radiator; wood effect flooring; French doors leading out to the rear garden.

**Stairs From Inner Hall:**

Leading to:

**First Floor Landing:**

Having doors off to:

**Bedroom One:**

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

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; central heating radiator; complementary tiling; double glazed window.

**Bedroom Two:**

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

**Bedroom Three:**

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.; complementary tiling; double glazed window; heated towel rail.

**Gardens:**

To the front of the property the driveway provides side by side car parking. The rear garden has patio area, lawned area and timber fenced boundaries.

**Please Note:**

This property is subject to a road Management Charge refer to Agent for more details.

Photographs may have been taken using a wide angle lens and have been provided to us from Vendor. Council Tax Band C



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## Sorrel Close, Uttoxeter

- Modern Semi Detached
- NO UPWARD CHAIN
- Lounge. Kitchen Diner. Cloakroom
- Three Bedrooms. EN SUITE. Bathroom
- Parking. Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of

**£255,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109523 - 0006

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