



The Coppice, Sunnyside Road, Uttoxeter. ST14 7LU

welcome to

The Coppice, Sunnyside Road, Uttoxeter

Bagshaws Residential strongly advise EARLY VIEWING of this detached property set on an EXTENSIVE PLOT with wrap around mature gardens, block paved driveway and garage. Some modernisation works are required but it offers EXCELLENT POTENTIAL to improve/extend (subject to planning permissions).



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.focusagent.com

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

Entrance Door:

Leading into:

Entrance Hallway:

Having window to the front elevation; doors off to:

Guest Cloakroom:

With wash hand basin; low level w.c.; window to the front elevation.

Lounge Diner:

21' 4" to back of cupboards x 20' 2" max (6.50m to back of cupboards x 6.15m max)
Having feature fireplace housing a log burning stove with TV plinth; fitted wall cupboards with glazed display cupboards; two windows to the rear elevation; central heating radiator; wall lights; glazed sliding door leading to:

Garden Room:

12' 6" x 11' 4" (3.81m x 3.45m)
With tiled flooring; French doors leading to the garden; central heating radiator; ceiling wood paneling.

Kitchen:

12' 5" x 11' 8" (3.78m x 3.56m)
A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; work surfaces; breakfast bar; electric oven with gas hob and cooker hood over; tiled flooring; window to the side elevation; door leading into:

Rear Porch:

With tiled flooring; door leading to the garden; door leading into:

Utility Room:

14' 9" x 7' (4.50m x 2.13m)
Having Belfast sink; plumbing for washing machine; further appliance space; central heating boiler; window to the side elevation; wall and base units; complementary work surface.

Reception Room / Studio:

18' 8" x 9' 10" (5.69m x 3.00m)
Previously used as ballet studio. Having patio doors leading to the garden; mirror wall; central heating radiator; ceiling spot lights.

Bedroom:

11' 11" into door recess x 7' 10" (3.63m into door recess x 2.39m)
Having central heating radiator; window to the front elevation.

Bedroom:

11' 3" x 7' 11" (3.43m x 2.41m)
Having central heating radiator; window to the rear elevation.

Bedroom:

13' 11" x 11' 2" (4.24m x 3.40m)
With window to the rear elevation; fitted wardrobes; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; low level w.c. and wash hand basin set in a vanity unit; wall tiling; window to the rear elevation; central heating radiator.

Bathroom:

Having bath; wash hand basin; low level w.c.; central heating radiator; wall tiling; window to the front elevation; central heating radiator.

Bedroom:

11' 3" x 9' 5" (3.43m x 2.87m)
With window to the front elevation; fitted wardrobes; central heating radiator; spiral staircase leading to:

Attic Room:

15' 9" x 11' 4" (4.80m x 3.45m)
Restricted head height. With window to the side elevation; skylight window; door to eaves storage; central heating radiator.

Garage:

19' 2" x 9' 2" (5.84m x 2.79m)
Having electric up and over door; power and lighting.

Gardens:

Extensive wrap around gardens mainly laid to lawn incorporating mature trees, shrubs and plantings and vegetable plot.

Please Note:

Solar panels are fitted to this property.

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



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welcome to

The Coppice Sunnyside Road, Uttoxeter

- Detached Property set on EXTENSIVE PLOT
- Requires IMPROVEMENT but offers EXCELLENT POTENTIAL
- Kitchen. Utility. Cloakroom. Bathroom. En Suite Shower Room
- Lounge. Garden Room. Reception Room/Studio. Five Bedrooms
- Garage. Mature Gardens

Tenure: Freehold EPC Rating: C

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109537 - 0002

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