









welcome to

Vicarage Drive, Stramshall, Uttoxeter

Bagshaws Residential welcome to the market this WELL APPOINTED semi detached family home which ADJOINS OPEN FIELDS to the rear and has accommodation comprising: guest cloaks. lounge, kitchen diner, three bedrooms & family bathroom to first floor and master bedroom to second floor. Driveway & gardens

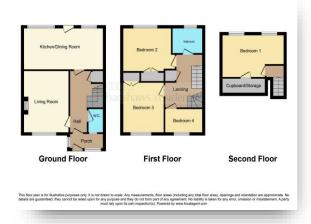












Access to the property is gained via a driveway providing off road parking with steps leading up to:

Entrance Door:

Leading into:

Entrance Porch:

Having double glazed windows to the front and side elevations; tiled flooring; glazed door leading into:

Entrance Hall:

Having stairs to the first floor accommodation; tiled flooring; electric heater; storage cupboard; doors off to:

Guest Cloakroom:

With low level w.c.; wash hand basin set in a vanity unit with tiled splashback; double glazed window to the front elevation; tiled flooring.

Lounge:

13' 4" x 10' 11" max (4.06m x 3.33m max) With double glazed window to the front elevation; inset fireplace housing a log burning stove with wooden mantle; electric heater.

Kitchen Diner:

19' 6" x 9' 7" max (5.94m x 2.92m max)
A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary wood effect work surface and splashback; integrated double oven; electric hob with cooker hood over; integrated dishwasher and washing machine; complementary floor tiling; two double glazed windows to the rear elevation; uPVC door leading out to the rear elevation.

Stairs From Entrance Hallway:

Leading to:

First Floor Landing:

With storage cupboard; doors off to:

Bedroom:

11' 10" x 9' 10" (3.61m x 3.00m) Having built in cupboard; double glazed window to the rear elevation; electric heater.

Bedroom:

11' 4" x 10' (3.45m x 3.05m) Having double glazed window to the front elevation; electric heater; built in cupboard.

Bedroom:

9' 1" x 5' 4" (2.77m x 1.63m)

Having double glazed window to the rear elevation; electric heater.

Bathroom:

Having bath; wash hand basin set in a vanity unit; low level w.c; complementary tiling; double glazed window to the rear elevation; heated towel rail.

Stairs From First Floor:

Leading to:

Master Bedroom:

19' max x 9' max (5.79m max x 2.74m max) Restricted head height. Having two double glazed windows to the rear elevation; door to eaves storage; electric heater; ceiling spot lights.

Gardens:

The front garden is predominantly laid to lawn with hedge boundary and driveway provides off road parking. The rear garden has block paved patio area, further decked patio area and lawned area, pergola, flower and shrub plantings and timber fenced boundaries. The rear garden adjoins open fields.

Please Note:

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





welcome to

Vicarage Drive, Stramshall, Uttoxeter

- WELL APPOINTED Semi Detached Home
- Cul-de-sac and Village Location
- Lounge. Kitchen Diner. Guest Cloakroom
- Four Bedrooms. Family Bathroom
- Drive. Gardens, rear adjoining open fields

Tenure: Freehold EPC Rating: E

£310,000









view this property online bagshawsresidential.co.uk/Property/UTR109559



Property Ref: UTR109559 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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