



**Vicarage Drive, Stramshall, Uttoxeter. ST14 5DL**



**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



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

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



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## **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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109559 - 0003

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