



**Fairfield Road, Uttoxeter. ST14 7JY**

welcome to

## Fairfield Road, Uttoxeter

Bagshaws Residential advise EARLY VIEWING of this EXTENDED traditional semi detached property offering DECEPTIVELY SPACIOUS ACCOMMODATION comprising: lounge, dining room opening into impressive breakfast kitchen, garden room, three bedrooms & bathroom. GOOD SIZED rear garden & off road parking.



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.flocaagent.com

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

#### **Entrance Door:**

Leading into:

#### **Entrance Hallway:**

With central heating radiator; stairs to the first floor accommodation; doors off to:

#### **Lounge:**

18' max x 10' 6" max ( 5.49m max x 3.20m max )

Having double glazed windows to the front and rear elevations; feature fireplace housing a gas fire; central heating radiator; wall light; dado rail; French doors leading into:

#### **Garden Room:**

Having glazed windows to the rear elevation; door leading out to the rear; perspex roof.

#### **Dining Room:**

11' 11" x 9' 11" ( 3.63m x 3.02m )

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

#### **Breakfast Kitchen:**

14' 10" max x 13' 1" ( 4.52m max x 3.99m )

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base and wall units; complementary work surface; island unit incorporating breakfast bar with power and wine cooler; integrated double oven; ceramic hob with cooker hood over; complementary wall and floor tiling; vertical central heating radiator; down lighting; double glazed window to the elevation; door leading into garden room.

#### **Stairs From Hallway:**

Leading to:

#### **First Floor Landing:**

Having double glazed window to the rear elevation; loft hatch; storage cupboard; doors off to:

#### **Bedroom One:**

12' 4" x 9' 11" excluding wardrobes ( 3.76m x 3.02m excluding wardrobes )

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

#### **Bedroom Two:**

11' 4" excluding wardrobes x 9' 5" excluding door recess ( 3.45m excluding wardrobes x 2.87m excluding door recess )

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

#### **Bedroom Three:**

8' 6" excluding door recess x 8' 2" max ( 2.59m excluding door recess x 2.49m max )

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

#### **Family Bathroom:**

Having bath; wash hand basin; low level wc; double glazed window to the rear elevation; complementary tiling; heated towel rail.

#### **Exterior:**

To the front the driveway provides off road parking with pathway leading to the GOOD SIZED rear garden which consists of paved patio area and decked patio area, lawned areas, rockery area with shrub plantings and timber fenced boundaries.

#### **Please Note:**

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



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## Fairfield Road, Uttoxeter

- EXTENDED Traditional Semi Detached Family Home
- Impressive Breakfast Kitchen
- Lounge. Dining Room. Garden Room
- Three Bedrooms. Family Bathroom
- Off Road Parking. GOOD SIZED Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£270,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
UTR109610 - 0005

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