



Curlew Close, Uttoxeter ST14 8TR

welcome to

Curlew Close, Uttoxeter

Bagshaws Residential bring to the market this DETACHED BUNGALOW with GARAGE being situated in close proximity to local amenities and in brief comprising: ent lobby, guest cloakroom, lounge, breakfast kitchen, two bedrooms & bathroom. Externally driveway and gardens to front & rear. NO UPWARD CHAIN



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 a driveway providing off road parking with side door leading into breakfast kitchen and steps lead up to:

Front Entrance Door:

Leading into:

Entrance Lobby:

With central heating radiator; laminate flooring; doors off to:

Guest Cloakroom:

With low level wc; wash hand basin; laminate flooring; double glazed window to the front elevation; central heating radiator.

Lounge:

15' 6" into bay x 7' 8" max (4.72m into bay x 2.34m max)
Having feature fireplace housing a gas fire; two central heating radiators; double glazed bay window to the front elevation; double glazed window to the side elevation; laminate flooring.

Breakfast Kitchen:

13' 6" x 7' 8" (4.11m x 2.34m)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; work surface; oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; central heating radiator; central heating boiler; tiled flooring; double glazed window to the rear elevation; door leading out to the side elevation.

Inner Lobby:

With storage cupboard; loft access hatch; doors off to:

Bedroom One:

10' 5" excluding wardrobes x 9' 8" (3.17m excluding wardrobes x 2.95m)
Having built in wardrobes; double glazed window to the rear elevation; central heating radiator; laminate flooring.

Bedroom Two:

8' 8" x 7' 6" (2.64m x 2.29m)
With double glazed window to the side elevation; central heating radiator; laminate flooring.

Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; complementary tiling; double glazed window to the side elevation; central heating radiator; laminate flooring.

Gardens:

To the front of the property is a driveway providing off road parking. The rear garden has paved patio area and timber fence boundaries. Summerhouse.

Garage:

15' 8" x 8' 3" (4.78m x 2.51m)
With up and over door; tiled flooring; power and lighting.

Please Note:

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



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welcome to

Curlew Close, Uttoxeter

- Detached Bungalow NO UPWARD CHAIN
- Lounge. Breakfast Kitchen
- Two Bedrooms. Bathroom. Guest Cloakroom
- Popular Residential Location
- Driveway. Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109688 - 0005

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