



**Ashleigh Drive, Uttoxeter. ST14 7RG**



**welcome to**

## **Ashleigh Drive, Uttoxeter**

Bagshaws Residential advise EARLY VIEWING of this modern semi detached with SOUTH FACING REAR GARDEN having accommodation comprising: lounge diner, kitchen and to the first floor three bedrooms and shower room. Externally the driveway to the front provides off road parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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.fishtagint.com](http://www.fishtagint.com)



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

**Entrance Door:**

Leading into:

**Entrance Hallway:**

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

**Lounge Diner:**

19' x 11' 8" max reducing to 8'8" ( 5.79m x 3.56m max reducing to 8'8" )  
With double glazed bow window to the front elevation; French doors to the rear elevation; central heating radiator.

**Kitchen:**

10' 9" x 8' 9" ( 3.28m x 2.67m )  
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; integrated double oven; gas hob with cooker hood over; integrated washing machine and fridge freezer; double glazed window to the rear elevation; complementary wall and floor tiling; spot lights; door leading out to the rear elevation.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With store cupboard; doors off to:

**Bedroom One:**

10' 9" x 9' 6" ( 3.28m x 2.90m )  
With double glazed window to the rear elevation; central heating radiator.

**Bedroom Two:**

8' 3" x 8' 3" ( 2.51m x 2.51m )  
With double glazed window to the front elevation; central heating radiator.

**Bedroom Three:**

8' 7" x 6' 2" ( 2.62m x 1.88m )  
With double glazed window to the front elevation; central heating radiator.

**Shower Room:**

Having enclosed double shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; double glazed window; heated towel rail.

**Garage:**

Having up and over door used for storage only.

**Gardens:**

The front garden is laid to lawn with driveway providing off road parking. The rear garden is also laid to lawn with shrub and flower borders and patio area, outside tap, outside lighting and timber fenced boundaries.

**Please Note:**

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



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## **Ashleigh Drive, Uttoxeter**

- Modern Semi Detached
- Three Bedrooms. Shower Room
- Lounge Diner. Fitted Kitchen
- Garage used for storage. Driveway
- South Facing Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109749 - 0002

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