



Culzean, Greenacres Drive, Uttoxeter. ST14 7EB

welcome to

Culzean, Greenacres Drive, Uttoxeter

Bagshaws Residential are delighted to bring to market this IMMACULATE detached family home on an EXCEPTIONAL SIZED PLOT. Culzean offers a high degree of privacy and comprises two reception rooms, kitchen, three bedrooms, attached garage with potential to extend over subject to necessary permissions.



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 gravel driveway with off road parking for several vehicles leading to attached garage and to:

Entrance Door:

Leading into:

Entrance Hallway:

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

Lounge:

14' 10" x 14' 6" (4.52m x 4.42m)

With double glazed window to the front elevation; wood effect flooring; central heating radiator; storage cupboard, feature fireplace housing a gas fire; archway leads to:

Dining Room:

11' x 8' 4" (3.35m x 2.54m)

Having central heating radiator; wood effect flooring; French doors leading into:

Conservatory:

12' x 9' 9" (3.66m x 2.97m)

Being of uPVC construction on dwarf brick wall with laminate flooring; doors out to the rear garden.

Kitchen:

9' max x 9' 3" excluding cupboards (2.74m max x 2.82m excluding cupboards)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven and microwave; gas hob with cooker hood over; integrated dishwasher and fridge freezer; plumbing for washing machine; double glazed window to the rear elevation; tiled effect vinyl flooring; door leading out to the rear garden.

Stairs From Hallway:

Leading to:

First Floor Landing:

With double glazed window to the side elevation; central heating radiator; doors off to:

Main Bedroom:

14' 8" x 9' 2" (4.47m x 2.79m)

Having two double glazed windows to the front elevation; alcove storage; central heating radiator.

Bedroom:

9' 9" x 9' 8" (2.97m x 2.95m)

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

Bedroom:

9' 7" x 7' 6" (2.92m x 2.29m)

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

Family Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; double glazed window to the side elevation; complementary wall and floor tiling; heated towel rail.

Attached Garage:

With up and over door; power and lighting; glazed window to the side elevation; personal door.

Gardens:

To the front of the property the driveway provides off road parking for several vehicles. The rear garden has a high degree of privacy being laid to lawn with patio areas, mature trees, shrub and flower plantings and timber fenced boundaries.

Please Note:

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



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Culzean Greenacres Drive, Uttoxeter

- IMMACULATE Detached Family Home
- Exceptional Garden. Attached Garage
- Two Reception Rooms. Kitchen
- Three Bedrooms. Family Bathroom
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109791 - 0003

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