



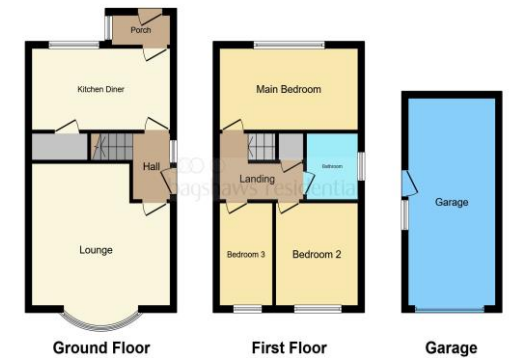
**Greenacres Drive, Uttoxeter. ST14 7EB**



**welcome to**

## **Greenacres Drive, Uttoxeter**

Bagshaws Residential offer to the market this WELL MAINTAINED detached family home situated at the head of a cul-de-sac and EARLY VIEWING is advised to appreciate the accommodation comprising: lounge, kitchen diner, rear porch, three bedrooms & family bathroom. Drive, garage & garden.



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

Access to the property is gained via shared driveway leading to private tarmac driveway providing off road parking leading to:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

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

**Lounge:**

14' 4" max x 13' 9" ( 4.37m max x 4.19m )

With double glazed bow window to the front elevation; feature media wall; two central heating radiators.

**Kitchen Diner:**

14' 3" x 7' 11" ( 4.34m x 2.41m )

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit, further base, wall and drawer units; under unit strip lighting; complementary work surface; integrated electric oven with gas hob and cooker hood over; space for fridge freezer; store cupboard housing the central heating boiler and plumbing for washing machine and base unit with work surface over; central heating radiator; double glazed window to the rear elevation; wood effect flooring; double glazed door leading out to:

**Rear Porch:**

Having double glazed door leading out to the rear garden; double glazed window; central heating radiator; wood effect flooring.

**Stairs From The Hallway:**

Having automatic strip light under the stair bannister leading to:

**First Floor Landing:**

With loft access; overstairs store; doors off to:

**Main Bedroom:**

11' 6" x 8' 1" ( 3.51m x 2.46m )

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

**Bedroom:**

10' x 8' 8" ( 3.05m x 2.64m )

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

**Bedroom:**

10' x 5' 6" ( 3.05m x 1.68m )

Currently used as a dressing room. With double glazed window to the front 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; heated towel rail; complementary wall and floor tiling; down lighting.

**Garage:**

Having up and over door; power and lighting; personal door; two windows.

**Gardens:**

To the front the driveway provides off road parking leading to the garage also having feature trees and timber fence boundaries. The rear garden is mainly laid to lawn, having raised beds with shrub plantings, patio areas and timber fenced boundaries.

**Please Note:**

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



***view this property online*** [bagshawsresidential.co.uk/Property/UTR109892](http://bagshawsresidential.co.uk/Property/UTR109892)



**welcome to**

## **Greenacres Drive, Uttoxeter**

- Modern Detached Family Home
- Three Bedrooms
- Lounge. Kitchen Diner. Rear Porch
- Family Bathroom
- Garage. Driveway. Garden

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

# £300,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/UTR109892](https://bagshawsresidential.co.uk/Property/UTR109892)



Property Ref:  
UTR109892 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**