



**Dowling Road, Uttoxeter. ST14 8WB**



**welcome to**

## **Dowling Road, Uttoxeter**

Bagshaws Residential are delighted to present this immaculate detached family home, offering spacious and well-designed accommodation including a guest cloakroom, stylish kitchen-diner, lounge, four bedrooms, en suite & family bathroom. Beautiful landscaped rear garden, separate garage and driveway.



Access to the property is gained via:

**Entrance Door:**

Opening into:

**Entrance Hallway:**

A welcoming hallway with Amtico flooring, stairs rising to the first floor, useful understairs storage cupboard, and access to the ground floor rooms.

**Guest Cloakroom:**

Fitted with a low level w.c. and wash hand basin with tiled splashback, central heating radiator, and Amtico flooring.

**Lounge:**

15' 11" x 10' 1" ( 4.85m x 3.07m )

A bright and comfortable living space with a front-facing double glazed window, Amtico flooring, and two central heating radiators.

**Kitchen Diner:**

18' 5" max x 12' 9" max ( 5.61m max x 3.89m max )

The heart of the home, this stylish kitchen diner offers a one and a half bowl sink and drainer set within a base unit, a range of wall, base and drawer units, complementary work surfaces, and a central island. Integrated appliances include a fridge/freezer, dishwasher, double electric oven and five ring gas hob with cooker hood. A recess utility cupboard provides plumbing and power for a washing machine and tumble dryer. With Amtico flooring, a rear aspect double glazed window, and French doors opening onto the garden, this space is perfect for both everyday family life and entertaining.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

A light landing with side aspect double glazed window, central heating radiator, storage cupboard, and carpeted access to all bedrooms.

**Main Bedroom:**

10' 6" excluding wardrobes x 9' 2" ( 3.20m excluding wardrobes x 2.79m )

A generously sized main bedroom with fitted triple mirror door wardrobes, rear aspect double glazed window, central heating radiator, and door to en suite.

**En Suite:**

Modern shower cubicle with wall-mounted shower, wash hand basin, and low level w.c., complemented by Amtico flooring, heated towel rail, tiled walls, and a rear aspect window.

**Bedroom Two:**

11' 8" max x 9' 2" ( 3.56m max x 2.79m )

A spacious double bedroom with triple mirror door wardrobes, front-facing double glazed window, and central heating radiator.

**Bedroom Three:**

8' 11" x 7' 1" into door recess ( 2.72m x 2.16m into door recess )

Currently used as a dressing room, with front-facing double glazed window and central heating radiator.

**Bedroom Four:**

9' max x 6' 8" ( 2.74m max x 2.03m )

A versatile space currently used as a study, with rear-facing double glazed window and central heating radiator.

**Family Bathroom:**

Fitted with an over-shower bath, wash hand basin, and low level w.c. Finished with complementary tiling, Amtico flooring, heated towel rail, and side aspect double glazed window.

**Outside:**

To the front, a driveway leads to the tandem garage, providing off-road parking with electrical infrastructure to install a vehicle charging point, alongside neat shrub plantings. Side gated access opens into a beautifully landscaped rear garden with enclosed timber fencing and trellis for added privacy. The garden features a well-kept artificial lawn, Cotswold stone paving and raised timber planters stocked with a variety of shrubs and flowers. A paved pathway runs beneath a charming pergola with climbing plants, connecting two patio areas, one ideal for outdoor dining and another perfect for relaxing, creating a low-maintenance yet inviting space to enjoy in all seasons.

**Tandem Garage:**

With up-and-over door, power, and lighting.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band D. This property is subject to Road Service Charge to Olive Park Ground Solutions - £150pa.



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## **Dowling Road, Uttoxeter**

- Modern Detached Family Home. NHBC Warranty
- Lounge. Kitchen Diner
- Four Bedrooms. En Suite to Main Bedroom
- Family Bathroom. Guest Cloakroom
- Tandem Garage. Driveway. Landscaped Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£415,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109773 - 0009

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**bagshaws residential**



**01889 567567**



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



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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