



Robin Close, Uttoxeter. ST14 8TP

welcome to

Robin Close, Uttoxeter

Bagshaws Residential bring to the market this WELL PROPORTIONED THREE BEDROOM detached property offering ideal family accommodation in a popular residential location, situated close to good local amenities including schools and sports and leisure facilities.



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



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

Entrance Door:

Leading into:

Entrance Hallway:

Having double glazed window to the front elevation; central heating radiator; stairs to the first floor accommodation; tiled flooring; understairs cupboard; doors off to:

Lounge / Dining Room:

Lounge Area:

15' x 10' 6" (4.57m x 3.20m)

Having double glazed window to the front elevation; feature marble effect fireplace housing a gas fire; central heating radiator; opening into:

Dining Area:

9' 10" x 8' 3" (3.00m x 2.51m)

With double glazed patio doors leading out to the garden; central heating radiator.

Kitchen:

9' 9" max x 8' 3" (2.97m max x 2.51m)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated oven; gas hob with cooker hood over; appliance space; double glazed window to the rear elevation; complementary tiling; wood effect flooring; door leading into hallway; door leading into:

Utility Room:

7' 9" x 4' 2" max (2.36m x 1.27m max)

With base cupboard having work surface over; plumbing for washing machine; central heating radiator; wall mounted central heating boiler; double glazed window to the rear elevation; door leading to the side elevation; door leading into:

Guest Cloakroom:

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

Stairs From The Hallway:

Leading to:

First Floor Landing:

With loft access; airing cupboard; double glazed window to the side elevation; doors off to:

Bedroom One:

13' 6" x 9' (4.11m x 2.74m)

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

Bedroom Two:

9' 11" x 9' 7" excluding wardrobes (3.02m x 2.92m excluding wardrobes)

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

Bedroom Three:

8' 5" x 7' 10" (2.57m x 2.39m)

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

Family Bathroom:

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

Attached Garage:

With roller door; power and lighting; personal door to the rear garden.

Gardens:

Shared driveway to the front leads to the property driveway with front lawned area with tree and shrub planting. Side gated access leads to the rear garden which is mainly laid to lawn with patio area and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Robin Close, Uttoxeter

- Well Proportioned Detached Family Home
- Three Bedrooms
- Kitchen. Utility Room. Though Lounge Dining Room
- Guest Cloakroom. Family Bathroom
- Attached Garage. Drive & Gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109926 - 0004

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