









## 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.

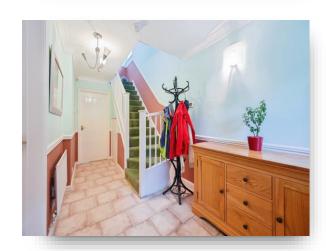












Access to the property is gained via a driveway providing off road parking leading to integral garage and to:

#### **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 (  $3.02m \times 2.92m$  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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## **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

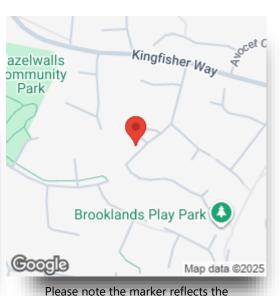
Council Tax Band: C

# £290,000









view this property online bagshawsresidential.co.uk/Property/UTR109926



Property Ref: UTR109926 - 0004 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.





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postcode not the actual property



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