



**Swallow Close, Uttoxeter ST14 8TS**

**welcome to**

## **Swallow Close, Uttoxeter**

This GOOD SIZED family home having new replacement windows & external doors in June 2022 has WELL PRESENTED accommodation comprising: lounge, dining kitchen, snug with bi-fold doors out to garden, utility room, guest cloaks, five bedrooms, en suite & family bathroom. Integral garage, drive & gardens



Access to the property is gained via a driveway providing off road parking for several vehicles leading to:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

Having Wood Effect Vinyl plank flooring; stairs to the first floor accommodation; central heating radiator; doors off to:

**Lounge:**

19' 3" into bay x 12' 4" ( 5.87m into bay x 3.76m )

Having double glazed box bay window to the front elevation; attractive feature inset modern living flame gas fire; central heating radiator; wall lights.

**Dining Kitchen:**

20' 8" x 10' 4" ( 6.30m x 3.15m )

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; complementary Granite work surface; Cuisine Master range style electric cooker with gas hob and cooker hood over; integrated dishwasher; double glazed window to the rear elevation; down lighting; complementary wall and floor tiling; opening into:

**Snug:**

11' x 10' 6" ( 3.35m x 3.20m )

Having double glazed bi-fold leading out to the good sized rear patio and garden; central heating radiator; double glazed window to the rear elevation.

**Utility Room:**

7' 2" x 7' 1" ( 2.18m x 2.16m )

Having door leading into the garage; door leading out to the rear; plumbing for washing machine; further appliance space; double glazed window to the side elevation; door leading into:

**Guest Cloakroom:**

With double glazed window to the rear elevation; w.c.; one and a half bowl stainless steel sink unit; complementary tiling.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With cupboard housing a pressurised hot water tank; doors off to:

**Bedroom One:**

16' 9" x 12' 6" ( 5.11m x 3.81m )

Having double glazed window to the front elevation; built in wardrobes; central heating radiator; door leading into:

**En Suite:**

With shower cubicle with all mounted shower; wash hand basin set in a vanity unit; low level w.c.; central heating radiator; complementary wood effect tiling; double glazed window to the front elevation; Karndean flooring.

**Bedroom Two:**

10' 7" x 8' 7" ( 3.23m x 2.62m )

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

**Bedroom Three:**

11' 9" x 8' 6" excluding wardrobes ( 3.58m x 2.59m excluding wardrobes )

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

**Bedroom Four:**

10' 8" x 8' 7" ( 3.25m x 2.62m )

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

**Bedroom Five:**

10' 7" x 6' 6" ( 3.23m x 1.98m )

Having double glazed window to the side elevation; Wood Effect Vinyl plank flooring; central heating radiator.

**Family Bathroom:**

Having bath with wall mounted shower and side screen; his and hers wash hand basins both set in vanity units; low level w.c.; double glazed window to the rear elevation; heated towel rail; complementary wall and floor tiling.

**Integral Garage:**

With up and over door; door leading into the utility room; double glazed window.

**Gardens:**

To the front of the property the block paved driveway provides off road parking for several vehicles with gravel areas and tree and shrub plantings and small hedge boundary. The rear garden has good sized paved patio, lawned area, shrub and tree plantings and timber fenced boundaries. External plug sockets, outside light.

**Please Note:**

Photographs may have been taken using a wide angle lens,



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## Swallow Close, Uttoxeter

- Council Tax Band E - WELL PRESENTED Detached Family Home
- New Replacement Windows and External Doors (June 2022)
- Five Bedrooms. En Suite to Main Bedroom
- Guest Cloaks. Family Bathroom
- Lounge. Dining Kitchen. Utility. Snug with bi-fold doors to garden

Tenure: Freehold EPC Rating: D

# £415,000



Please note the marker reflects the postcode not the actual property

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