



**Marlborough Way, Uttoxeter. ST14 7HL**

welcome to

## Marlborough Way, Uttoxeter

Bagshaws Residential are delighted to bring to the market this RENOVATED and RECONFIGURED semi detached property which MUST BE VIEWED to appreciate the accommodation comprising: shower room, lounge; refitted kitchen diner and to the first floor three bedrooms & refitted bathroom. Drive and gardens.



Total floor area 93.1 m<sup>2</sup> (1,022 sq. ft.) approx.  
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 inspections. Powered by [www.properplan.co](http://www.properplan.co)

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

**Entrance Door:**

Leading into:

**Entrance Porch:**

With double glazed window to the side elevation; utility cupboard with plumbing for washing machine and further appliance space above; door leading into:

**Entrance Hallway:**

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

**Shower Room:**

Having shower cubicle with wall mounted shower over; wash hand basin; low level wc; heated towel rail; complementary wall and floor tiling; double glazed window to the side elevation.

**Refitted Kitchen Diner:**

21' 9" max x 8' 6" plus recess ( 6.63m max x 2.59m plus recess )

Comprising granite composite sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface with matching splashbacks; integrated electric oven with gas hob and cooker hood over; integrated dishwasher and fridge freezer; double glazed windows to the front and side elevations; wood effect flooring; central heating radiator; double glazed patio doors leading out to the garden.

**Lounge:**

12' 8" x 9' 9" ( 3.86m x 2.97m )

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

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With storage cupboard; doors off to:

**Family Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin set in a vanity unit; low level wc; heated towel rail; complementary wall and floor tiling; double glazed window to the front elevation.

**Bedroom One:**

11' 11" x 11' 5" ( 3.63m x 3.48m )

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

**Bedroom Two:**

11' 7" x 9' 9" ( 3.53m x 2.97m )

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

**Bedroom Three**

9' 11" max x 9' 5" ( 3.02m max x 2.87m )

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

**Externally:**

To the front the driveway provides off road parking for several vehicles with raised planter to side and gate leading into the rear garden which is laid to lawn having side shrub planting borders and patio area with low retaining wall. Garden shed and outbuilding.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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## Marlborough Way, Uttoxeter

- RENOVATED and RECONFIGURED Semi Detached
- Ground Floor Shower Room
- Three Bedrooms. Refitted Bathroom
- Lounge. Refitted Kitchen Diner
- Driveway. Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110116 - 0002

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