



**RE/MAX**  
Elite



38 Sampson Avenue, Uttoxeter, ST14 5FG

Asking price £460,000





# 38 Sampson Avenue

Uttoxeter, ST14 5FG

- Four Bedrooms
- Beautifully Presented
- Lounge
- Double Driveway
- Landscaped Rear Garden
- Detached
- Kitchen Diner
- Home Office
- Double Garage

This delightful house presents an exceptional opportunity for families seeking a spacious and well-maintained home. Boasting four generously sized bedrooms, this property is perfect for those who value comfort and space.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting lively gatherings, these versatile areas cater to all your needs. The two well-appointed bathrooms ensure convenience for the entire household, making morning routines a breeze.

One of the standout features of this property is the beautifully landscaped rear garden. This outdoor space is ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. The garden is a perfect canvas for gardening enthusiasts or those who wish to create a serene outdoor retreat.

In excellent condition, this house is ready for you to move in and make it your own. With its appealing layout and thoughtful design, it offers a wonderful blend of comfort and style.

If you are looking for a family home in a peaceful yet accessible location, this property on Sampson Avenue is not to be missed. Come and experience the charm and warmth of this lovely house for yourself.



Entrance Hall

Lounge

Snug

Kitchen Diner

Utility Room

W/C

Master Bedroom

Ensuite Shower Room

Bedroom Two

Bedroom Three

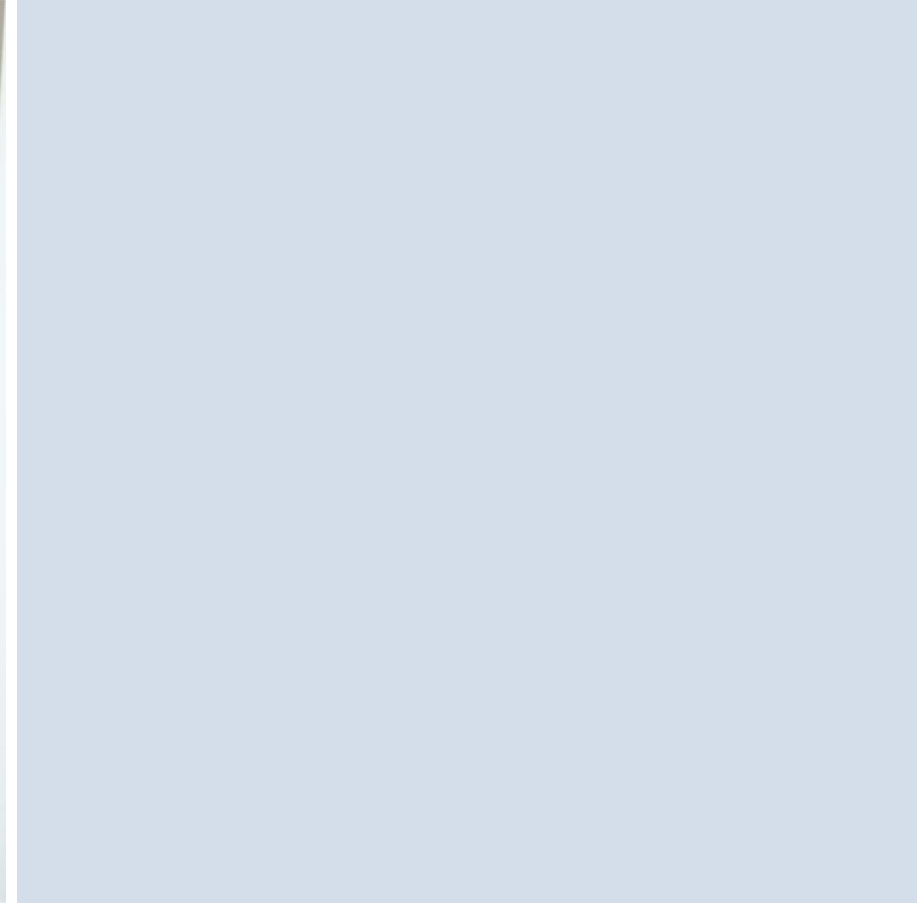
Bedroom Four

Family Bathroom

Outside

Garage





Directions

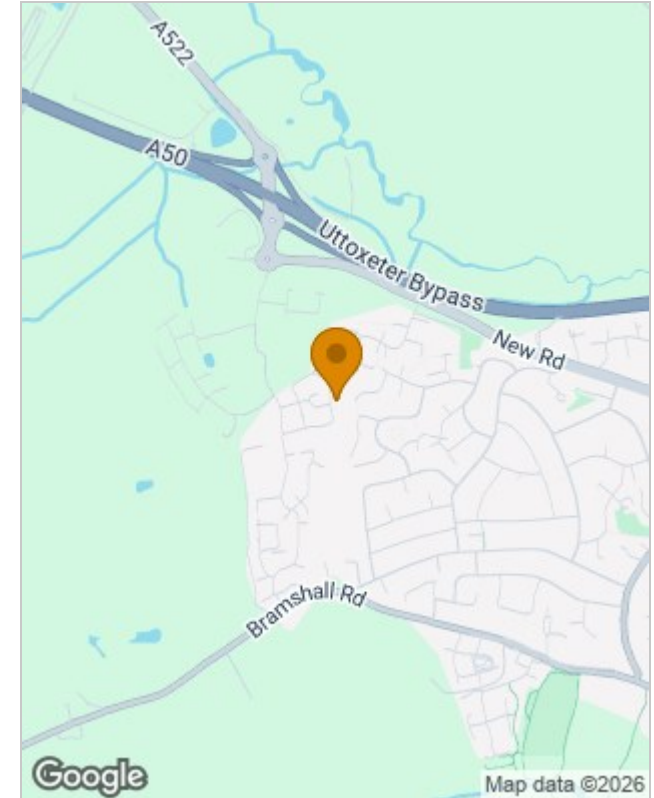




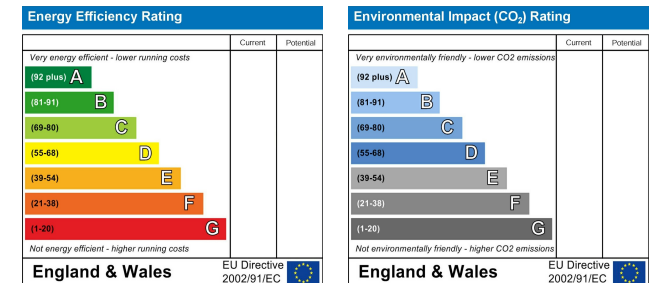
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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