



**Holly Road, Uttoxeter ST14 7NA**

welcome to

## Holly Road, Uttoxeter

Bagshaws Residential are proud to offer to the market this traditional bay fronted detached residence retaining many original features situated in a desirable area of the market town of Uttoxeter close to amenities, sports & leisure facilities and good schools. Offered for sale with NO UPWARD CHAIN.



Ground Floor



First Floor



Outbuilding

Total floor area: 199.1 m<sup>2</sup> (2,143 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 extensive driveway providing off road parking leading to:

### **Open Porch:**

With oak entrance door leading into:

### **Entrance Hallway:**

Having central heating radiator; stairs to the first floor accommodation; wall panelling with dado rail; doors off to:

### **Lounge:**

20' 1" x 11' 3" max into alcove ( 6.12m x 3.43m max into alcove )

Having double glazed bow window to the front elevation; attractive feature fireplace; wall panelling with dado rail; two central heating radiators; glazed French doors leading into the snug/study.

### **Kitchen Diner:**

12' 1" max x 10' 11" max excluding recess ( 3.68m max x 3.33m max excluding recess )

A fitted kitchen comprising sink and drainer set in an base unit; further base, wall and drawer units; complementary marble stone work surfaces; integrated oven; hob with cooker hood over; log burning stove; complementary wall tiling; Cornish slate flooring; central heating radiator; storage heater; double glazed window to the rear elevation; beams to the ceiling; feature shaped window; exposed brickwork; storage cupboard; door leading into garden room; door leading into:

### **Snug / Study:**

15' 9" max x 10' ( 4.80m max x 3.05m )

Having double glazed bow window to the rear elevation; two feature windows to the rear elevation; exposed beams to the ceiling; exposed brickwork; wood effect flooring; central heating radiator.

### **Garden Room:**

Having central heating radiator; double glazed window to the rear elevation; exposed brickwork; door leading into garage; door leading into:

### **Cloakroom / Utility:**

With sink unit; wall units; plumbing for washing machine; low level wc; further appliance space.

### **Stairs From The Hallway:**

Leading to:

### **First Floor Landing:**

Having central heating radiator; doors off to:

### **Main Bedroom:**

12' 1" x 9' 6" ( 3.68m x 2.90m )

Having Oak flooring; eaves storage; double glazed windows to dual elevations; spot lighting; opening into:

### **En Suite:**

Having shower cubicle with wall mounted shower; low level wc; wash hand basin set in a base unit; complementary wall and floor tiling; sky light window; heated towel rail; spot lights; central heating radiator.

### **Family Bathroom:**

Having corner bath with mixer tap; shower cubicle with wall mounted shower; wash hand basin; low level wc; central heating radiator; complementary wall and floor tiling; wall panelling; double glazed window.

### **Bedroom:**

12' 10" into bay x 11' 1" ( 3.91m into bay x 3.38m )

With double glazed bay window; fitted wardrobes central heating radiator.

### **Bedroom:**

12' 7" x 10' ( 3.84m x 3.05m )

With double glazed window to the rear; central heating radiator; wall light; built in wardrobes.

### **Bedroom:**

8' x 7' 7" max ( 2.44m x 2.31m max )

Having built in cupboards; double glazed window; central heating radiator; alcove shelf.

### **Gardens:**

To the front the extensive driveway provides off road parking for several vehicles with tree and shrub boarder. The enclosed rear garden has and abundance of mature trees, shrubs and flower plantings, lawned area and feature pond with a stone waterfall.

### **Garage:**

17' 7" x 10' 4" ( 5.36m x 3.15m )

Having two wooden opening doors.

### **Workshop:**

17' 9" x 12' 2" ( 5.41m x 3.71m )

With power and lighting; double doors.

### **Summer House:**

9' 8" x 9' 6" ( 2.95m x 2.90m )

Featuring a wooden cathedral style ceiling; power and lighting.

### **Workshop:**

8' 1" x 5' 6" ( 2.46m x 1.68m )

With power and lighting; single door.

### **Store:**

With double doors.

### **Please Note:**

Photographs may have been taken using a wide angle lens.



**view this property online** [bagshawsresidential.co.uk/Property/UTR110216](http://bagshawsresidential.co.uk/Property/UTR110216)



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## Holly Road, Uttoxeter

- Spacious Traditional Bay Fronted Detached Residence
- Many Original Character Features
- Highly Desirable area of Uttoxeter
- Lounge. Snug/Study. Kitchen Diner. Garden Room. Utility/Cloakroom
- Four Bedrooms, Main with En Suite. Family Bathroom

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers in the region of

**£545,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110216 - 0004

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