



Ash Lawn, Westhill, Uttoxeter. ST14 8BN

welcome to

Ash Lawn, Westhill, Uttoxeter

Bagshaws Residential are thrilled to market this detached property situated on a good sized plot in the sought after location of Westhill set back slightly from the road offering a high degree of privacy which it retains many ORIGINAL FEATURES and EARLY VIEWING is essential so as not to miss out!



Total floor area 251.1 m² (2,703 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.propertybox.co

Access to the property is gained via a shared driveway leading to private driveway providing off road parking and also to:

Entrance Door:

With feature stained glass leading into:

Entrance Hallway:

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

Lounge:

Having walk in bay double glazed sash window to the front elevation; window to the side elevation; feature fireplace housing an electric fire; central heating radiator.

Dining Room:

Having walk in bay double glazed sash window to the front elevation; feature cast iron fireplace with wooden surround; Oak block flooring; central heating radiator.

Breakfast Kitchen:

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 work surface; Range style cooker with hob; complementary wall and floor tiling; double glazed window to the side elevation; French doors leading into Garden Room.

Inner Hallway:

With door leading out to the garden; central heating radiator; doors off to:

Guest Cloakroom:

With low level wc; wash hand basin set in a vanity unit; complementary wall and floor tiling.

Snug / Sitting Room:

With feature brick wall and arch housing log burning stove; two Velux roof windows; central heating radiator; French doors leading into:

Garden Room:

With bi-fold doors leading out to the garden; paved flooring; raised planters with flower and shrub plantings.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With central heating radiator; double glazed window to the front elevation; doors off to:

Bedroom:

Having double glazed sash window to the front elevation and double glazed window to the side elevation; built in wardrobes with overhead storage; feature fireplace; central heating radiator.

Bedroom:

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

Bedroom:

With double glazed window to the rear elevation; central heating radiator; open tread stairs leading to attic room; feature fireplace.

Wet Room:

Having wall mounted shower with screen; wash hand basin set in a vanity unit; heated towel rail; central heating radiator; airing cupboard housing the hot water cylinder; complementary tiling; double glazed window.

Separate W C:

With low level wc; double glazed window; wood effect flooring.

Loft Room:

Part restricted head height. Having sky light window; eaves storage.

Store 3:

13' 9" x 11' 10" (4.19m x 3.61m)

With door leading into snug/sitting room; window; door leading out to the rear garden; stairs up to loft room 21'2" x 8'3"; opening into:

Store:

14' 2" x 7' 1" (4.32m x 2.16m)

With plumbing for washing machine; door leading to the front elevation; window to the rear elevation.

Store 1:

9' 2" x 8' 4" (2.79m x 2.54m)

With stairs down to cellar 17'8" x 9'2"; stairs up to loft 9'2" x 8'3"; opening into:

Store 2:

9' 3" x 9' 2" (2.82m x 2.79m)

With window; door leading out to the side elevation.

Gardens:

The front garden is laid to lawn with mature trees and shrub plantings. Rear courtyard garden with patio area, lawned area well stocked with an abundance of flower, shrub and tree plantings and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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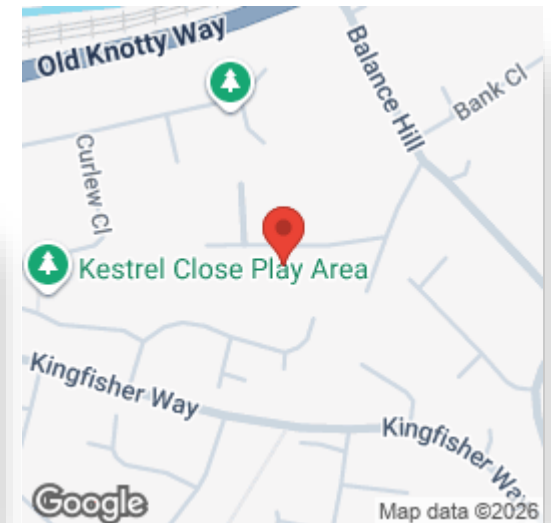
- Detached Residence retaining many Original Features
- Lounge. Dining Room. Snug/Sitting Room. Garden Room
- Three Bedrooms. Loft Room. Bathroom. Separate WC
- Outbuildings / Stores
- Well Stocked Mature Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110181](https://www.bagshawsresidential.co.uk/Property/UTR110181)



Property Ref:
UTR110181 - 0002

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