



Ridgeways, St. Michaels Road, Stramshall, Uttoxeter. ST14 5AH

welcome to

Ridgeways, St. Michaels Road, Stramshall, Uttoxeter

Bagshaws Residential advise EARLY VIEWING to appreciate this STUNNING traditional detached family home which has undergone EXTENSIVE UPGRADING and comprises: lounge, conservatory, open plan living kitchen, three bedrooms, family bathroom. Garage & gardens the rear adjoining OPEN FARMLAND.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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 inspectors. Powered by www.focalagent.com

Access to the property is gained via a driveway providing off road parking leading to the garage and steps leading up to:

Entrance Door:

Under an open porch with access into:

Entrance Hallway:

Having Oak Parquet flooring, Oak staircase leading to the first floor accommodation; feature picture window to the front elevation; central heating radiator; understairs store cupboard; doors off to:

Guest Cloakroom:

With double glazed window to the side elevation; low level wc; wash hand basin; store cupboard; central heating radiator.

Lounge:

15' 8" x 12' (4.78m x 3.66m)
With double glazed bow window to the front elevation; double glazed window to the side elevation; feature fireplace housing a log burning stove; central heating radiator; picture rail.

Open Plan Kitchen Area:

12' 8" x 9' 2" (3.86m x 2.79m)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base and wall units; complementary timber work surfaces; integrated electric oven with gas hob; integrated dishwasher and refrigerator; complementary tiling; Karndean flooring; double glazed window to the side elevation; opening into:

Family Room Area:

13' 5" x 13' 4" (4.09m x 4.06m)
With feature fireplace housing a log burning stove; Karndean flooring; bi-fold doors leading into:

Conservatory:

Being of uPVC construction having lighting; two central heating radiators; glass roof; Karndean flooring; doors leading out to the rear garden.

Utility Room:

9' 5" x 7' (2.87m x 2.13m)
Having stainless steel sink and drainer set in a base unit; further base and wall units; timber work surface; plumbing for washing machine; further appliance space; wall mounted central heating boiler; double glazed window to the rear elevation; kick board heater; door into kitchen; door leading out to the rear garden.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window to the side elevation; doors off to:

Bedroom One:

13' 6" x 11' 5" (4.11m x 3.48m)
Having double glazed window to the rear elevation; series of fitted wardrobes with overhead storage and dressing table unit; central heating radiator; picture rail.

Bedroom Two:

13' 6" x 11' 4" (4.11m x 3.45m)
With double glazed window to the front elevation; central heating radiator; picture rail.

Bedroom Three:

9' 11" x 8' (3.02m x 2.44m)
With double glazed window to the front elevation; central heating radiator.

Family Bathroom:

Having bath with mixer taps; enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; underfloor heating; ceiling down lighting; complementary tiling; double glazed windows to the rear and side elevations.

From First Floor Landing:

Door leading to fixed step ladder leading to:

Attic Room:

Which has Velux window to the rear elevation; eaves storage.

Detached Garage:

Larger than average single garage having timber doors; power and lighting; personal door.

Gardens:

The front garden is laid predominantly to lawn with flower and shrub borders. The rear garden is also predominantly laid to lawn with patio area, log store and adjoins open farmland.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band E.



view this property online bagshawsresidential.co.uk/Property/UTR109760



welcome to

Ridgeways, St. Michaels Road, Stramshall, Uttoxeter

- Traditional Detached. Three Bedrooms. Attic Room
- Lounge. Conservatory
- Open Plan Living Kitchen. Utility Room
- Family Bathroom. Guest Cloakroom
- Detached Garage. Driveway. Gardens. OPEN VIEWS TO REAR

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109760



Property Ref:
UTR109760 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk