



**Drovers Close, Uttoxeter ST14 7FH**

**welcome to**

## **Drovers Close, Uttoxeter**

Bagshaws Residential offer to the market this modern town house ideally suited to FIRST TIME/INVESTMENT BUYERS situated in the heart of the market town of Uttoxeter. Accommodation comprises: guest cloakroom, kitchen, lounge diner, three bedrooms, en suite & bathroom. Rear garden. NO UPWARD CHAIN.



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 inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

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

**Guest Cloakroom:**

Having low level wc; wash hand basin with splashback tiling; central heating radiator.

**Kitchen:**

11' 1" max x 8' 10" ( 3.38m max x 2.69m )

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base and wall units; work surface; integrated electric oven with gas hob and cooker hood over; plumbing for washing machine; further appliance space; central heating radiator; tiled flooring; double glazed window to the front elevation.

**Lounge Diner:**

15' 9" max x 13' 9" max ( 4.80m max x 4.19m max )

Having double glazed window to the rear elevation; French doors leading out to the rear garden; two central heating radiators; storage cupboard.

**Stairs From Hallway:**

Leading to:

**First Floor Landing:**

Having airing cupboard; doors off to:

**Bedroom One:**

10' 10" x 9' 4" max ( 3.30m x 2.84m max )

With double glazed window to the front elevation; built in wardrobes; central heating radiator; door leading into:

**En Suite:**

Having shower cubicle with all mounted shower; wash hand basin; low level wc; central heating radiator; complementary tiling; laminate flooring.

**Bedroom:**

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

**Bedroom:**

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

**Bathroom:**

Having bath; wash hand basin; low level wc; double glazed window to the front elevation; central heating radiator; splashback tiling.

**Rear Garden:**

The rear garden is laid to lawn with patio area and timber fence boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band B. This property is subject to Estate fees.



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## Drovers Close, Uttoxeter

- Modern Terrace Town House
- Three Bedrooms. Master En Suite
- Family Bathroom. Guest Cloakroom
- Lounge Diner. Kitchen
- Enclosed rear garden. Two Allocated Car Parking Spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109720 - 0005

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