

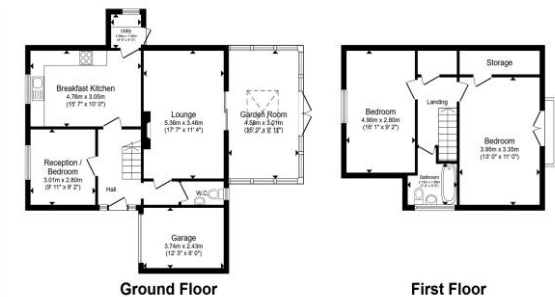


West Acres, Uttoxeter Road, Kingstone, Uttoxeter. ST14 8QH

welcome to

West Acres, Uttoxeter Road, Kingstone, Uttoxeter

Bagshaws Residential advise EARLY VIEWING to appreciate this WELL PROPORTIONED detached home having accommodation comprising: lounge, garden room, breakfast kitchen, utility, bedroom/reception room, guest cloakroom and to the first floor two bedrooms and bathroom. Garage.



Total floor area 126.7 m² (1,364 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



Access to the property is gained via a driveway providing off road parking leading to car port, garage and also to:

Side Entrance Door:

Leading into:

Entrance Hallway:

With window to the side elevation; understairs storage cupboard; wood effect flooring; central heating radiator; doors off to:

Guest Cloakroom:

With low level wc; wash hand basin with tiled splashback; window to the side elevation; central heating radiator.

Lounge:

17' 7" x 11' 4" (5.36m x 3.45m)
Having feature fireplace housing a multi-fuel burner; two central heating radiators; wood effect flooring; patio doors leading into:

Garden Room:

15' x 9' 11" (4.57m x 3.02m)
Being of uPVC construction on a dwarf brick wall with lantern roof; wood effect flooring; doors leading into the garden.

Breakfast Kitchen:

15' 7" max x 10' max (4.75m max x 3.05m max)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, drawer and wall units; island unit with shelving and undercounter seating; complementary work surface; Range style oven with hob and cooker hood over; plumbing for washing machine and dishwasher; further appliance space; window to the front elevation; complementary wall panelling; central heating radiator; door leading into:

Utility Area:

4' 5" x 4' 3" (1.35m x 1.30m)
Having window to the side elevation; door leading out to the rear elevation; plumbing for washing machine; further appliance space; wood effect flooring.

Bedroom / Reception Room:

9' 11" x 9' 2" (3.02m x 2.79m)
Currently used as a bedroom. Having window to the front elevation; central heating radiator; wood effect flooring.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having storage cupboard; loft access hatch doors off to:

Bedroom:

13' x 11' (3.96m x 3.35m)
Having French doors with Juliet Balcony overlooking the rear garden; wood effect flooring; central heating radiator; eaves storage.

Bedroom:

16' 1" x 9' 2" (4.90m x 2.79m)
With window to the front elevation, central heating radiator; wood effect flooring.

Bathroom:

Having bath with wall mounted shower over; wash hand basin and low level wc set in a vanity unit; complementary wall tiling; window to the side elevation; wood effect flooring.

Gardens:

To the front the driveway provides off road parking with fence and hedge boundaries. The rear garden has lawned area and timber decked patio area with timber fence boundaries and shrub and tree plantings.

Garage:

12' 3" x 8' (3.73m x 2.44m)
With up and over door.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR110176



welcome to

West Acres, Uttoxeter Road, Kingstone, Uttoxeter

- Well Proportioned Family Home
- Two First Floor Bedrooms. Bathroom
- Guest Cloakroom. Lounge. Garden Room
- Breakfast Kitchen. Utility. Reception/Bedroom
- Drive. Garage. Gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR110176](https://www.bagshawsresidential.co.uk/Property/UTR110176)



Property Ref:
UTR110176 - 0003

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