



Heron Drive, Uttoxeter. ST14 8TN

welcome to

Heron Drive, Uttoxeter

Bagshaws Residential offer this modern town house situated on the popular 'Bird Land' area is being sold with NO UPWARD CHAIN and in brief comprises: lounge diner, fitted kitchen, guest cloaks and to the first floor three bedrooms & bathroom. Off road parking & gardens.



Access to the property is gained via the driveway providing off road parking leading to:

Composite Entrance Door:

Leading into:

Entrance Lobby:

With storage cupboard; central heating radiator; wood effect flooring; doors off to:

Guest Cloakroom:

With wash hand basin; low level w.c.; heated towel rail; double glazed window to the front elevation.

Lounge Diner:

26' 5" x 15' 4" max to back of stairs (8.05m x 4.67m max to back of stairs)

Lounge Area:

Having double glazed window to the front elevation; fireplace housing an electric fire; understairs cupboard; central heating radiator; wood effect flooring; stairs to the first floor accommodation.

Diner Area:

With doors leading out to the rear garden; wood effect flooring; arch opening into:

Kitchen:

8' 7" x 6' 9" (2.62m x 2.06m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; complementary work surface; freestanding gas oven with hob and cooker hood over; plumbing for washing machine; further appliance space; central heating boiler; complementary tiling; double glazed window to the rear elevation.

Stairs From The Lounge:

Leading to:

First Floor Landing:

Having loft access; overstairs store cupboard; doors off to:

Bedroom One:

13' 7" x 8' 10" (4.14m x 2.69m)

Having double glazed window to the front elevation; central heating radiator.

Bedroom Two:

12' 5" x 8' 10" (3.78m x 2.69m)

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

Bedroom Three:

9' 3" x 6' 6" (2.82m x 1.98m)

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

Family Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level w.c.; double glazed window to the front elevation; central heating radiator; complementary tiling.

Gardens:

Block paved area to the front of the property which can be used for parking and lawned area. Side access leads to the rear garden which is laid predominantly to lawn with patio area, shrub/tree plantings and timber fenced boundaries.

Parking:

Two allocated car parking spaces to the rear of the property.

Please Note:

Photographs may have been taken using a wide angle lens.



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Heron Drive, Uttoxeter

- NO UPWARD CHAIN
- Modern Town House. Three Bedrooms
- Lounge Diner. Fitted Kitchen
- Family Bathroom. Guest Cloakroom
- Off Road Parking. Gardens

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR110068 - 0005

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