



**The Hollow, Uttoxeter. ST14 8BY**

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## The Hollow, Uttoxeter

Bagshaws Residential offer to the market this WELL PRESENTED SPACIOUS family home with accommodation comprising: study/snug, guest cloakroom, breakfast kitchen, utility room, dining room opening into lounge, four bedrooms, en suite bathroom & family bathroom. Enclosed rear garden. Garage. Drive.



Total floor area 152.4 m<sup>2</sup> (1,641 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 block paved driveway providing off road parking for several vehicles and steps down to covered porch leading to:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

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

**Study / Snug:**

16' 4" max x 9' 8" max ( 4.98m max x 2.95m max )

With double glazed window to the front elevation; central heating radiator; built in storage cupboards.

**Guest Cloakroom:**

With double glazed window to the side elevation; low level wc; wash hand basin set in a vanity unit.

**Breakfast Kitchen:**

11' 10" max x 9' 11" max ( 3.61m max x 3.02m max )

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; Range style Smeg cooker with multi ring hob; complementary work surface; splashback tiling; wood effect flooring; double glazed window to the rear elevation; central heating radiator; door leading into dining room; archway leading into:

**Utility Room:**

9' 7" max x 5' 10" max ( 2.92m max x 1.78m max )

Having plumbing for washing machine and dishwasher; complementary work surface; base and wall cupboards; further appliance space; wood effect flooring; door leading out to the rear garden.

**Dining Room:**

9' 10" x 9' 8" ( 3.00m x 2.95m )

Having double glazed window to the rear elevation; French doors leading out to the side garden; central heating radiator; wood effect flooring; opening into:

**Lounge:**

16' 2" x 12' ( 4.93m x 3.66m )

With double glazed windows to the front and side elevations; feature fireplace housing a log burning stove; wood effect flooring; central heating radiator; door leading into hallway.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

Having loft access; recessed cupboard; doors off to:

**Bedroom One:**

16' 1" max x 12' max ( 4.90m max x 3.66m max )

With double glazed windows to the front and side elevations; built in wardrobes; central heating radiator; door leading into:

**En Suite Bathroom:**

Having bath; wash hand basin set in a vanity unit; low level wc; complementary tiling; double glazed window to the front elevation; heated towel rail.

**Bedroom Two:**

13' x 8' 11" ( 3.96m x 2.72m )

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

**Bedroom Three:**

9' 11" x 8' 8" ( 3.02m x 2.64m )

Currently used as a study/dressing room. With double glazed window to the rear elevation; central heating radiator.

**Bedroom Four:**

10' 1" x 9' 3" ( 3.07m x 2.82m )

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

**Family Bathroom:**

Having bath; separate shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc; double glazed window to the rear elevation; central heating radiator; complementary wall and floor tiling.

**Garage:**

20' 11" x 10' 6" max ( 6.38m x 3.20m max )

With electric roller door; window and double personal doors to the rear.

**Timber Outbuilding:**

Having power and lighting and personal door.

**Gardens:**

To the front of the property is an extensive driveway providing off road parking with steps down to further block paved area and raised shrub planting border. The rear garden which has patio area and lawned area, further patio area with raised walling having flower and shrub plantings and finished with timber fenced boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens. The solar panels are owned outright.



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## The Hollow, Uttoxeter

- WELL PRESENTED Detached Family Home
- Four Bedrooms. En Suite Bathroom. Family Bathroom
- Breakfast Kitchen. Utility Room
- Lounge opening into Dining Room. Study/Snug
- Driveway. Gardens. Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110217 - 0003

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