



Heathfield Road, Uttoxeter. ST14 7JP

welcome to

Heathfield Road, Uttoxeter

We recommend EARLY VIEWING of this EXTENDED semi detached family home conveniently situated in the market town of Uttoxeter which offers excellent local amenities comprises: lounge, dining room, breakfast kitchen, conservatory; guest cloaks, three bedrooms & family bathroom. Drive, garage & gardens



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Access to the property is gained via a driveway which provides off road parking leading to:

Upvc Entrance Door:

Leading into:

Entrance Hallway:

Having double glazed window to the front elevation; original tiled flooring; central heating radiator; understairs storage cupboard; stairs leading to the first floor accommodation; storage unit; doors off to:

Lounge:

10' 8" x 10' 6" into recess (3.25m x 3.20m into recess)
Having quarry tiled flooring (currently covered with carpet); double glazed bow window to the front elevation; feature brick fireplace housing an electric fire; wall lighting; opening into:

Dining Room:

13' 9" x 10' 9" (4.19m x 3.28m)
Having double glazed window to the rear elevation; central heating radiator; fitted storage unit and shelving.

Kitchen Diner:

18' 9" x 8' 1" (5.71m x 2.46m)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; double electric oven with gas hob and extractor over; further appliance space; complementary wall and floor tiling; central heating radiator; central heating boiler; two double glazed windows to the side elevation; uPVC door leading out to the rear elevation.

Conservatory:

7' 11" x 7' 6" (2.41m x 2.29m)
With dwarf brick wall and double glazed windows; tiled flooring; plumbing for washing machine; door leading to:

Guest Cloakroom:

With tiled flooring; low level w.c.; double glazed window to the rear elevation;

Stairs From The Hallway:

Leading to:

First Floor Landing:

With double glazed window to the front elevation; loft access; storage cupboard; doors off to:

Bedroom One:

12' x 10' 9" (3.66m x 3.28m)
Having fitted wardrobes; central heating radiator; double glazed window to the rear elevation.

Bedroom Two:

10' 9" x 9' 1" (3.28m x 2.77m)
Having central heating radiator; double glazed window to front elevation; base storage unit.

Bedroom Three:

10' 9" x 8' (3.28m x 2.44m)
With central heating radiator; double glazed window to the rear elevation.

Family Bathroom:

Having bath; shower cubicle with wall mounted shower; wash hand basin; low level w.c.; heated towel rail; vinyl flooring; complementary tiling; wall unit; double glazed window to the side elevation.

Single Detached Garage:

19' 7" x 8' (5.97m x 2.44m)
With manual up and over door, power; double glazed window to side elevation; single glazed window to side elevation.

Gardens:

To the front the driveway provides off road parking leading to the car port and to the garage and front lawned area with shrub plantings and brick wall boundary. Gated access leads to the rear garden which is laid to lawn with patio area, flower beds and plantings, pond and timber fenced boundaries.

Please Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

Photographs may have been taken using a wide angle lens.



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welcome to

Heathfield Road, Uttoxeter

- EXTENDED Semi Detached Family Home
- Three Bedrooms
- Guest Cloakroom. Family Bathroom
- Lounge. Dining Room. Conservatory. Breakfast Kitchen
- Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: E

£250,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR108326



Property Ref:
UTR108326 - 0003

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