





*****OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM, NO APPOINTMENT NECESSARY *****

**** EXTENDED FOUR BEDROOM DETACHED HOME **
DECEPTIVELY SPACIOUS ** WALKING DISTANCE TO TOWN WITH MANY NEARBY AMENITIES ****

Presenting this detached residence on Sunnyside Road in Uttoxeter market town, this property is an excellent choice for families seeking space and versatility. Boasting four bedrooms with two reception rooms, it offers ample room for a growing family. In brief the layout comprises, hallway, lounge, kitchen/diner, conservatory, rear hallway, utility room, cloaks/WC, sitting room, four bedrooms with master en-suite and dressing area and separate four piece family bathroom suite.

The block paved drive to front and side offer ample off road parking with a gate entry leading into. There are various storage sheds and a rear garden which is part lawn/part patio; perfect for parties and entertaining.

Viewings are strictly by appointment only.



Entrance Hall

With a UPVC double glazed frosted glass window to the front elevation, staircase rising to the first floor landing, central heating radiator, consumer unit, smoke alarm, internal door leading to:

Lounge

With a UPVC double glazed window to the front elevation, the focal point of the room being the cast iron log burning fireplace with granite hearth and timber mantle, TV aerial point, telephone point, spotlighting to ceiling, central heating radiator, glazed window to the side elevation and internal door leading to:

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, featuring a range of matching base and eye level storage cupboard and drawers with woodblock drop edge preparation work surfaces and tiling surrounding. Integrated appliances include a composite sink and drainer with mixer tap, space for cooker and further freestanding and undercounter appliances, central heating radiator and UPVC double glazed doors leading to:

Conservatory

With UPVC double glazed windows to rear side elevations and double glazed double doors leading to the rear garden.

Rear Hall

With UPVC double glazed rear entry door, central heating radiator and internal doors leading to:



Utility Room

With a UPVC double glazed window to the rear elevation, plumbing space for freestanding undercounter white goods and central heating radiator.

Cloaks/WC

With a low-level WC with continental flush, floating wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan and a UPVC double glazed frosted glass window to the side elevation.







Sitting Room

With 2x UPVC double glazed windows to front and side elevations, UPVC double glazed frosted side entry door and central heating radiator.

Landing

With a UPVC double glazed window to the side elevation, two central heating radiators, access into loft space via loft hatch, spotlighting to ceiling and internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, two central heating radiators, spotlighting to ceiling, dressing area, access to loft space via loft hatch, dressing area, opening leading to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low level WC, pedestal wash hand basin with mixer tap, shower cubicle with waterfall showerhead and complementary tiling to both floor and wall coverings, heated towel radiator, chrome heated radiator and extractor fan.

Bedroom Two

With a UPVC double glazed window to front elevation and central heating radiator.

Bedroom Three

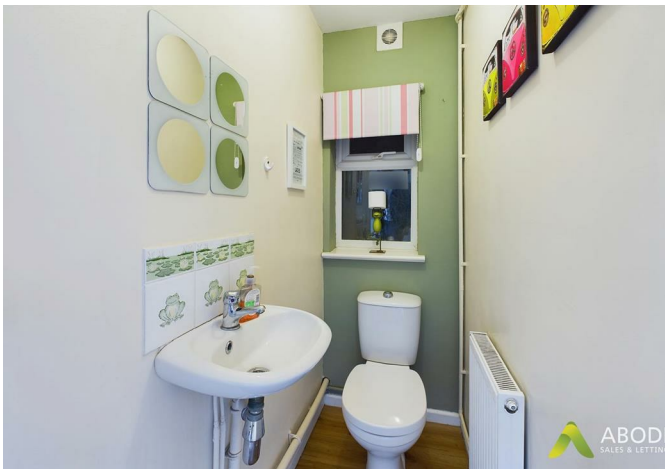
With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Four

With a UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

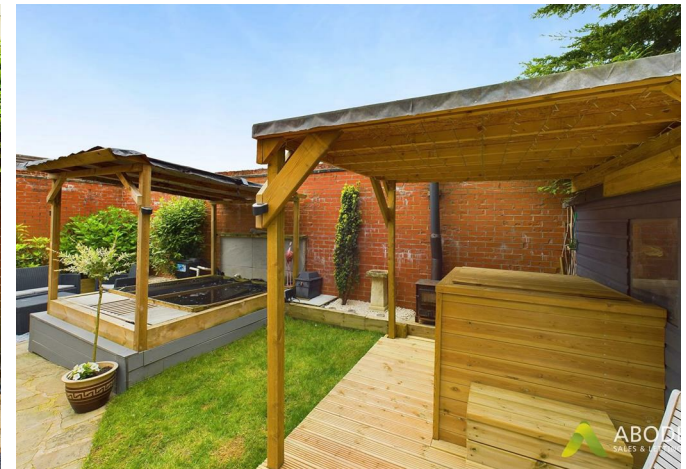
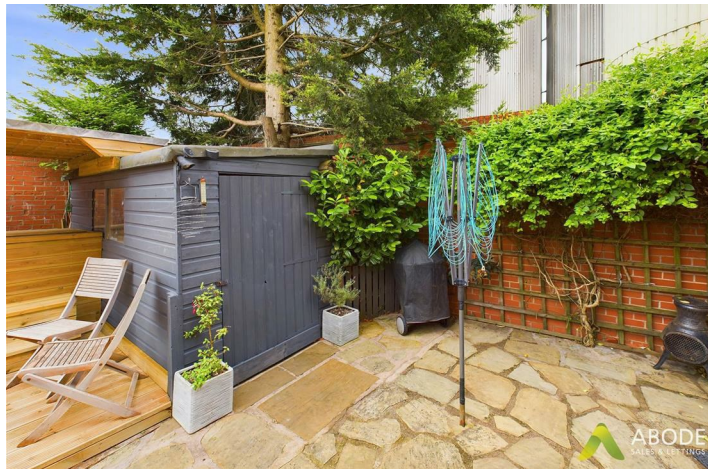
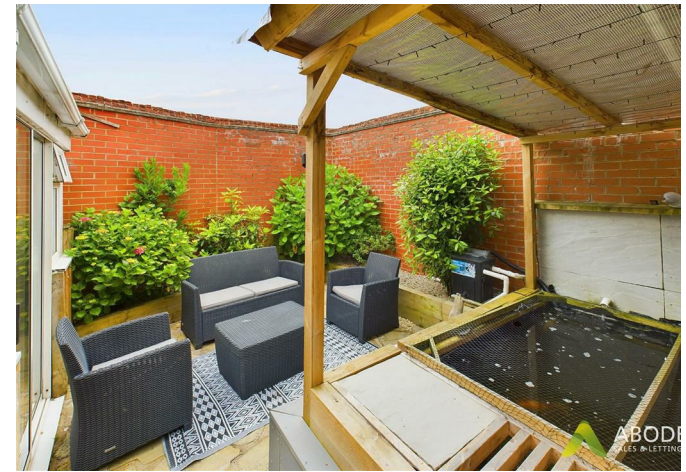
With UPVC double glazed frosted glass window to the rear elevation, featuring a four piece bathroom suite comprising of low-level WC, pedestal wash hand basin, panelled bath unit, walk-in shower cubicle with electric shower over and glass screen, chrome heated radiator, in housing is the central heating gas boiler, extractor fan and spotlighting to ceiling.





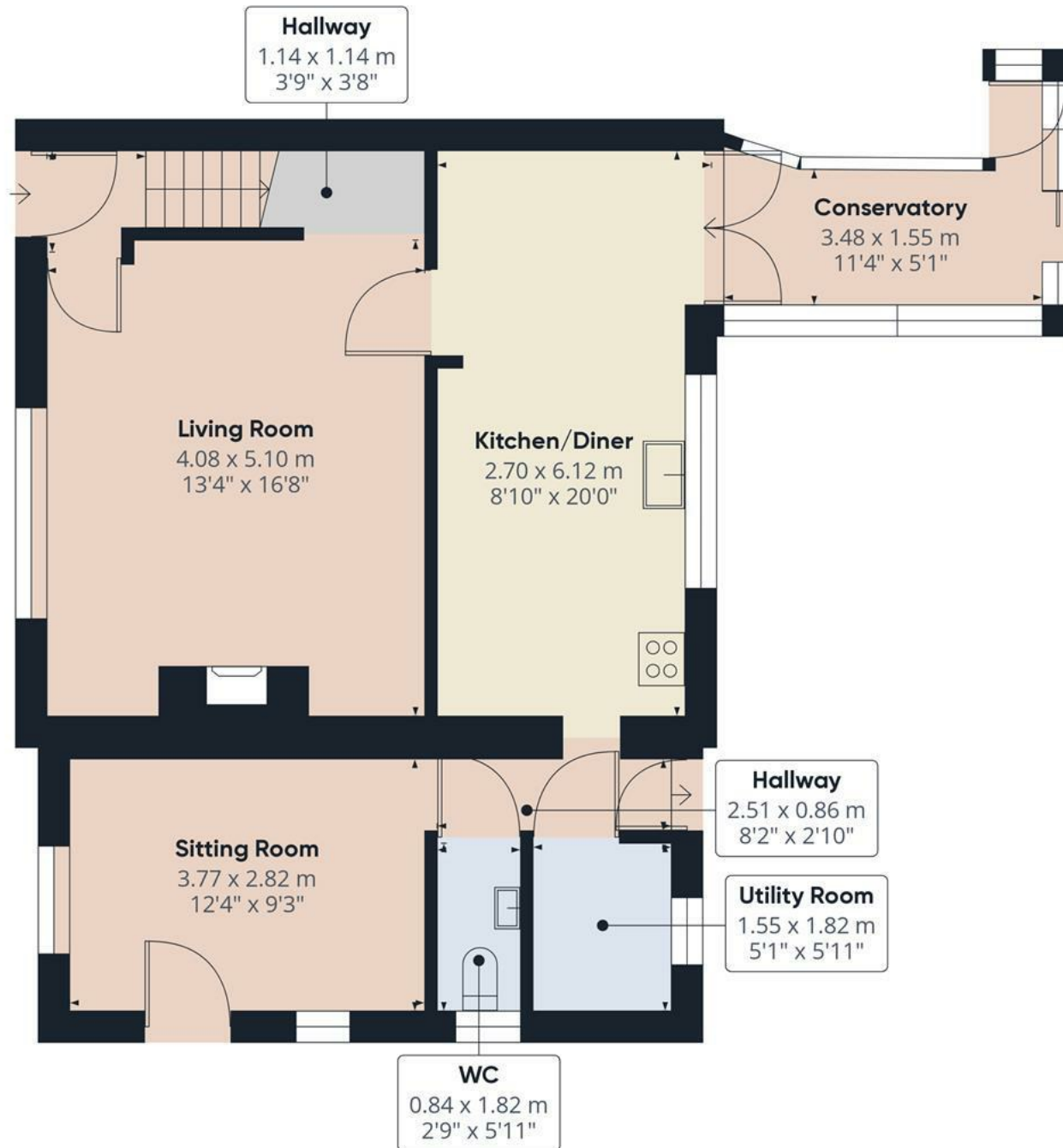






Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor 0

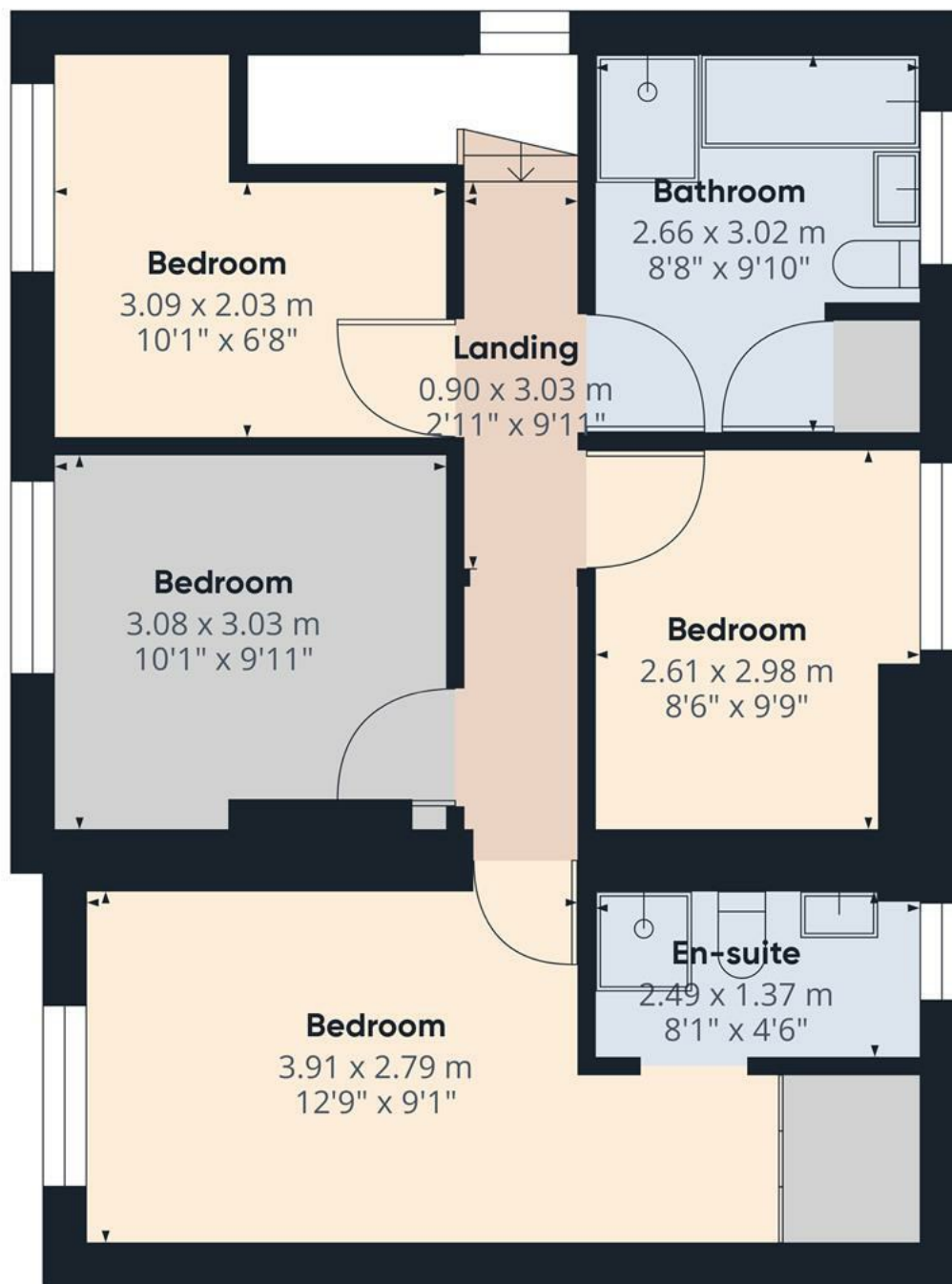
Approximate total area⁽¹⁾

65.76 m²
707.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

55.06 m²
592.61 ft²

(1) Excluding balconies and terraces.

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