



Westhill, Uttoxeter. ST14 8BN

welcome to

Westhill, Uttoxeter

Beautifully renovated and impeccably presented throughout, this stunning three bedroom home offers stylish, move-in ready accommodation finished to an exacting specification combining contemporary interiors with spacious living areas and an attractive landscaped garden.



Composite Entrance Door:

A stylish black composite double glazed entrance door provides access into the impressive open-plan lounge/dining room, setting the tone for the beautifully presented accommodation throughout.

Lounge / Dining Room:

22' 1" max to back of stairs x 11' 11" max into alcove (6.73m max to back of stairs x 3.63m max into alcove)
Having two double glazed windows; wood effect porcelain tiled flooring; feature cast iron fireplace; feature timber focal point; two central heating radiators; stairs to the first-floor accommodation; opening into kitchen; cloakroom and storage cupboard; opening into:

Sitting Room:

9' 10" x 8' 11" (3.00m x 2.72m)
With wood effect porcelain tiled flooring; two feature walls with acoustic oak-effect wall panelling; central heating radiator; a main light as-well as spotlights; French doors leading out to the external undercover patio seating area.

Refitted Breakfast Kitchen:

11' 5" max x 8' 10" max (3.48m max x 2.69m max)
A refitted kitchen comprising sink and drainer set within a range of contemporary base, wall and drawer units with complementary work surfaces; integrated double oven and one with integrated microwave; five-ring gas hob with extractor hood over; integrated dishwasher; integrated washing machine; integrated fridge freezer; integrated wine cooler; double glazed window; door leading out to the rear garden; wood effect porcelain tiled flooring.

Stairs from Lounge Diner:

Leading to:

First Floor Landing:

With shelved airing cupboard housing the recently serviced combi boiler; quality solid oak internal doors providing access to all first floor accommodation, further enhancing the property's high standard of finish and attention to detail; doors off to:

Bedroom One:

12' x 11' 11" into alcove (3.66m x 3.63m into alcove)
Having double glazed window; central heating radiator; ceiling fan light; loft hatch providing access to a fully boarded loft space with lighting and power points, offering excellent additional storage.

Bedroom Two:

11' 7" x 8' 11" (3.53m x 2.72m)
With central heating radiator; double glazed window.

Bedroom Three:

9' 5" x 8' 10" into alcove (2.87m x 2.69m into alcove)
Having double glazed window; excellent built-in over stairs storage cupboard complete with internal lighting, providing practical and easily accessible storage space; central heating radiator; ceiling fan light.

Refitted Shower Room:

A beautifully refitted shower room comprising a double shower cubicle with both a wall-mounted shower head and separate rainfall-style shower head; white coloured wash hand basin set within a contemporary vanity unit; low level WC; heated towel rail; complementary porcelain wall and floor tiling; spotlights; double glazed window; storage unit.

Garage:

15' 11" x 8' 1" (4.85m x 2.46m)
With power and lighting; personal door; window.

Exterior:

To the front of the property there is additional hard landscaped off-road parking, together with a double external power socket and exterior lighting, providing both practicality and convenience. Shared driveway access leads to the private garage and onwards to the generous rear garden, which benefits from external power supplied via double power sockets extending into the garden. The garden itself features a delightful, covered patio seating area, ideal for outdoor entertaining, together with a lawned area, established shrub borders and a combination of timber fencing and brick boundary walls, creating an attractive and private outdoor space.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to Westhill, Uttoxeter

- Beautifully Renovated Throughout to an Exacting Standard.
- Fully rewired. Quality Solid Oak Internal Doors to First Floor Accommodation.
- Three Bedroom Family Home.
- High Specification Refitted Kitchen with Integrated Appliances.
- Fully Boarded Loft with Lighting, Power and Excellent Storage.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR110265 - 0003

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