



277 Uttoxeter Road, Blythe Bridge, ST11 9JR

 Parker  
Hall



Offered with the benefit of no upward chain is this superb detached family home benefitting from modern and spacious interiors, four double bedrooms and a prime location on a sought after modern development. Having recently had new carpets throughout, this immaculate former showhome offers spacious accommodation to suit any growing family alongside a location with an assortment of amenities and schools close by. The interiors comprise briefly reception hall, lounge, dining room, kitchen and cloakroom to the ground floor, with three double bedrooms and a family bathroom to the first floor. To the second floor is an impressive master suite having dressing area and en suite shower room. Outside is parking for two vehicles as well as a single garage and private rear gardens, with further gardens to the front aspect and ample visitors parking on the cul

de sac. The property benefits from mains gas central heating and double glazed windows throughout.

Blythe Bridge is a popular location and offers a bustling centre with amenities nearby combined with convenient access to local commuter routes, commercial centres and surrounding countryside. Within Blythe Bridge are a range of shops, pubs and the William Amory primary school which feeds into Blythe Bridge High School, both of which are within walking distance from the property. The location is ideal for commuters, with the Blythe Bridge rail station being just half a mile away as well as the A50 being within a few minutes drive. The centres of Stafford and Stoke on Trent are within an easy drive and Manchester International Airport is around 50 minutes away.



- Superb Detached Former Showhome
- No Upward Chain
- Spacious Three Storey Accommodation
- Two Reception Rooms
- Kitchen with Integral Appliances
- Cloakroom & Entrance Hall
- Four Double Bedrooms
- Master Dressing Room & En Suite
- Family Bathroom
- Front & Rear Gardens
- Single Garage & Parking
- Well Placed for Amenities, Schools & Commuter Routes

to the front aspect

**Kitchen** 3.6 x 2.39m (approx 11'9 x 7'9)  
Comprising a range of wall and base units having roll top work surfaces over housing an inset ceramic sink with side drainer, and a range of integral appliances including Beko oven with gas hob over, Beko washing machine, Bosch dishwasher and fridge freezer. The kitchen has tiled splash backs, tiled flooring and a window to the rear. The Gloworm wall mounted boiler is housed in here and there is a door to the **Single Garage**

**Cloakroom**  
Having pedestal wash basin, low level WC see and tiled flooring

The front door opens into:

#### Reception Hall

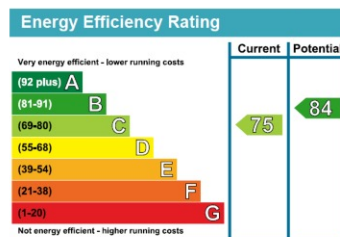
Having staircase rising to the first floor and doors off into:

**Lounge** 6.42 x 3.25m (approx 21'0 x 10'7)

A spacious reception room having gas fireplace with marble effect surround, window to the front and double doors out to the rear garden

**Dining Room** 3.27 x 2.65m (approx 10'8 x 8'8)

Another good size reception room with window





Stairs rise to the **First Floor Landing** where there is a obscured window to the rear and doors opening into three bedrooms and the family bathroom. The staircase continues to the **Second Floor** where there is another window to the rear aspect and door open to the **Airing Cupboard** and:

**Master Bedroom** 4.38 x 3.31m (approx 14'4 x 10'10)  
A spacious principal bedroom having window to the

front, skylight to the rear, loft access point and two large double fitted wardrobes. The bedroom opens to a **Dressing Area** 2.66 x 2.55m (approx 8'8 x 8'4), having a window to the front aspect and a door into:

**En Suite** 2.52 x 1.67m (approx 8'3 x 5'5)  
Comprising a white suite having pedestal wash basin, low level WC and double shower cubicle,

with tiled flooring, tiled splash backs and a skylight to the rear

**Bedroom Two** 3.47 x 2.99m (approx 11'4 x 9'9)  
Another double room with a range of mirror fronted fitted wardrobes and a window to the front

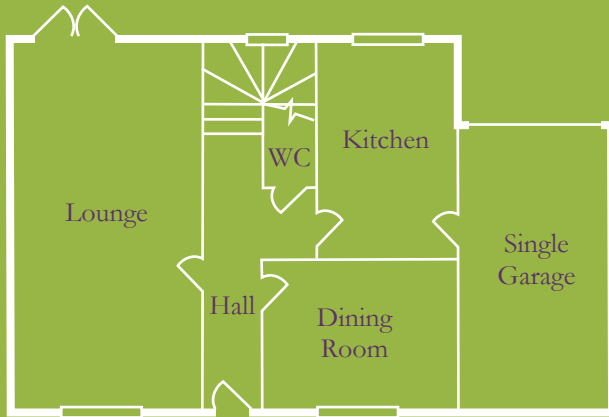
**Bedroom Three** 4.39 x 2.66m (approx 14'4 x 8'8)  
Having a window to the front aspect

**Bedroom Four** 3.71 x 3.25m (approx 12'2 x 10'8)  
A fourth double room having window to the rear

**Family Bathroom** 2.54 x 2.43m (approx 8'3 x 7'11)  
Fitted with a contemporary wash basin set to vanity unit, low level WC, bathtub and separate shower, with tiled flooring, tiled splashbacks and an obscured window to the rear







**Outside**

The parking for this detached family home is accessed off Millbrook Avenue, where an archway leads to a drive way with parking for two vehicles and access into:

**Single Garage** 5.15 x 2.68m (approx 16'10 x 8'9)  
 With power, lighting and an up and over entrance door

**Gardens**

To the rear aspect, the attractively landscaped garden is fully enclosed and laid to paved terrace, shaped lawns and stocked borders. Mature trees give privacy from neighbouring homes and there is gated access out to the driveway and to a shared passageway which leads to the front aspect. To the front are communal gardens laid to lawns, mature foliage and a paved pathway with gated access leading down onto Uttoxeter Road



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.