



3 Stanway Close, Uttoxeter, ST17 8UZ

 Parker  
Hall

A beautifully presented executive detached home benefitting from well proportioned family accommodation, four superb double bedrooms and peaceful position on this modern cul de sac. Offering potential to remodel and extend the existing accommodation, this attractive family home comprises spacious interiors laid to reception hall, two generous reception rooms plus study, breakfast kitchen, utility and cloakroom to the ground floor, with four double bedrooms, a contemporary en suite and family shower room to the first floor. Outside there is a private drive with parking and access into the double garage at the front, and attractive gardens are laid to the rear enjoying an excellent degree of privacy. This well presented home is ideal for those with a growing family looking to move into this sought after area and is serviced by mains has central heating and full double glazing.

Well situated for local amenities, the character town centre of Uttoxeter is located a short distance away and is home to a superb range of facilities including shops, pubs cafes and restaurants as well as the Uttoxeter Leisure Centre and famous Racecourse. The property lies within the school catchment area for Oldfield's Middle and Thomas Alleyne's High School and there are many public transport links close by including a regular public bus route and a train station located within Uttoxeter. The area is well serviced by the commuter routes A50, A38 and M6 Toll providing swift access to East Midlands and Birmingham International Airports as well as towns and cities including Stoke on Trent, Birmingham and Derby. The town is also ideally placed for the access to the beautiful surrounding countryside with pursuits including walking, cycling and equestrian Activities.



- Detached Family Home
- Peaceful Modern Development
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Study, Reception Hall & Cloakroom
- Four Superb Double Bedrooms
- Refitted En Suite & Shower Room
- Double Garage & Parking
- Front & Rear Gardens
- Walking Distance to Town Centre, Amenities & Schools
- Well Placed for Commuter Routes

#### Reception Hall

An attractive welcome to this superb family home, the hallway features oak flooring, stairs rising to the first floor with storage beneath and doors off into the **Double Garage** and:

**Study** 2.56 x 2.46m (approx. 8'4 x 8'0)

A useful space having window to the front aspect

**Lounge** 4.7 x 4.23m (approx. 15'4 x 13'10)

A spacious reception room having window to the side, doors opening out to the rear gardens and oak flooring, a gas fire is inset to marble surround and mantle

**Dining Room** 3.57 x 2.84m (approx. 11'8 x 9'3)

Another beautifully presented reception room having window to the rear and oak flooring. The layout of this reception room is ideal for remodeling into the kitchen to create an open plan space

**Breakfast Kitchen** 4.37 x 2.61m (approx. 14'4 x 8'6)

The kitchen is fitted with a range of wall and base units having complementary worksurfaces over, housing inset sink with side drainer, spaces for a dishwasher and fridge freezer and integral appliances including gas hob, extractor and double oven. The kitchen has windows to two sides, tiled flooring and space for a dining table and chairs. A door opens into:

**Utility** 1.63 x 1.52m (approx. 5'4 x 5'0)

Comprising wall and base units housing spaces for a washing machine and tumble dryer, with tiled flooring and a door out to the side aspect. The wall mounted boiler is housed in here

#### Cloakroom

Fitted with wash basin and WC, tiled flooring and an obscured window to the side



Stairs rise to the **First Floor Landing**, where there is loft access and doors into the **Airing Cupboard** and:

**Master Bedroom** 4.52 x 3.46m (approx. 14'9 x 11'4)  
A generous principal bedroom having window to the rear aspect, a range of fitted wardrobes and private use of:

**En Suite** 2.53 x 1.02m (approx. 8'3 x 3'4)  
Fitted with a modern suite having pedestal wash basin, WC and shower, with tiled flooring, tiling to walls, an obscured window to the side and a chrome heated towel rail

**Bedroom Two** 5.08 x 3.76m (approx. 16'8 x 12'4)  
Another superb double bedroom having window



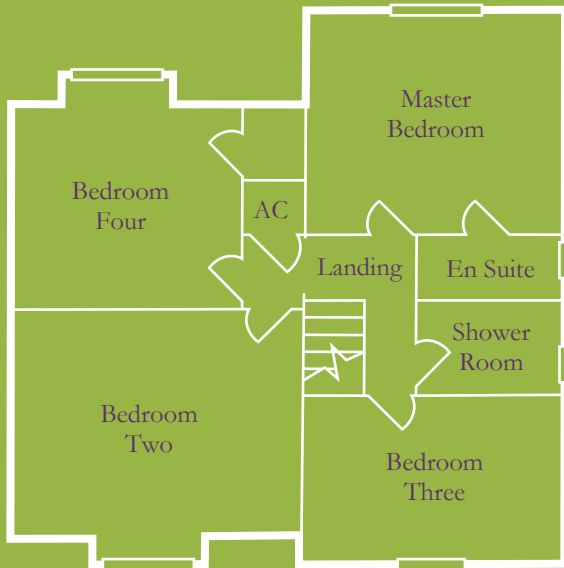
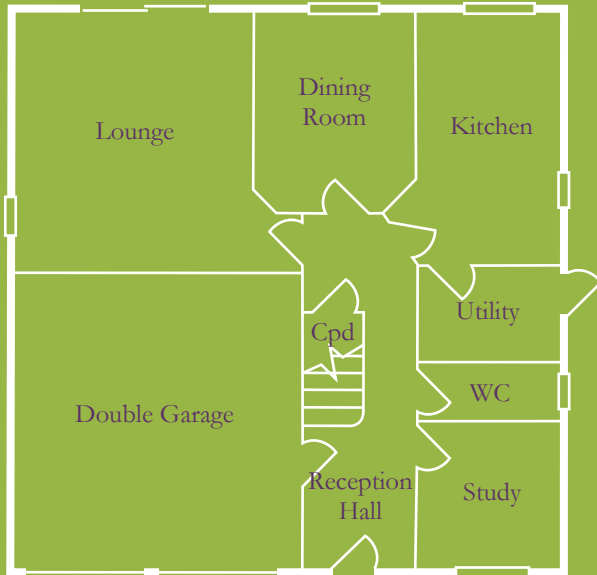
to the front aspect

**Bedroom Three** 4.54 x 2.7m (approx. 14'10 x 8'10)  
With a feature stained glass window to the front

**Bedroom Four** 4.13 x 3.76m (approx. 13'6 x 12'4)  
A fourth double room having window to the rear and fitted storage

**Shower Room** 2.53 x 1.52m (approx. 8'3 x 4'11)  
Having been refitted by the current vendors with a modern suite comprising wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiling to walls an obscured window to the side aspect and a chrome heated towel rail





**Outside**

The property lies on the select Stanway Drive, a development made up of a handful of executive family homes on the outskirts of this popular market town. To the front aspect are well tended gardens and parking for two vehicles to the fore of the garage and a gable porch leads to the front door

**Double Garage** 5.24 x 5.14m (approx. 17'2 x 16'10)  
 Having twin up and over entrance doors, power and lighting

**Gardens**

To the rear are attractive landscaped gardens extending to a good size, laid to paved terrace with steps leading down to the lawns. Gated access leads to the front and there is a garden shed included in the sale, exterior lighting and a water point



**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.