



Offers In The Region Of £450,000

4 Bedroom Detached House for sale
5 The Hollow, Uttoxeter





Overview

Extending to over 2000 Sq.Ft this well balanced home offers spacious, versatility for the well established or growing family.



Key Features

- Cul-De-Sac Location
- Four Double Bedrooms
- Versatile Living Space
- Three Reception Rooms
- Driveway & Garage for Off-Road Parking
- Popular Location
- South Facing Garden
- Close to Excellent Local Amenities and Transport Links





With three reception rooms (including a converted double garage), four double bedrooms and two bathrooms The Hollow presents an excellent opportunity for those who are striving to take the next step on the housing ladder or an established family simply looking for more space - if so, we've got you covered.

The space on offer is apparent as soon as you enter the home in the storm porch, an excellent space to kick off the worst of the weather before entering the home. Beyond this is the grand entrance hall, the hub of the home giving access to all areas including the ever convenient guest toilet.

Immediately to the left is the lounge, a large comfortable family space with feature multi-fuel burner at the heart of the room. Adjacent to the lounge is the dining area with French door access to the South facing rear garden, there's even a serving hatch from the adjacent kitchen making transfer of meals from the kitchen a little more convenient.



Into the kitchen itself it has everything covered from the large range cooker, space and plumbing for a dishwasher, breakfast bar and utility space which includes yet more storage solutions, sink and space for washing machine and dryer.

The showcase of the home though (for me) is the converted double garage. This is such a grand and versatile space. In it's current form it works a treat with lounge furniture, TV, pool table, and yet more storage facilities making this either a great entertaining space or simply a room to escape the nagging. The options in here are endless though and the more discerning buyer may see opportunities to create further reception rooms or maybe add a fifth bedroom or annexe for a dependant relative.

The space on offer extends to the first floor too with the four double bedrooms and family bathroom. The master bedroom has a large ensuite shower room as well as a large range of built-in wardrobes. Bedrooms two

and three also include built-in wardrobes and again a re good size rooms. The fourth bedroom is currently serving as an office but it a double room nonetheless. In keeping with the rest of the property the family bathroom is no shrinking violet either with four piece suite including wash basin, toilet, bath, separate shower cubicle, chrome towel heater and handy storage cupboard.

To the outside at the front there is ample parking for three vehicles on the drive and a new garage was constructed around 10 years ago. The rear garden has a much sought after south facing aspect and is a private and secure space with a good mix of lawn, decking, alfresco dining area, and planting beds and all this bounded by secure panel fencing and gated access.

Please read on to see what each room has to offer, take the time to study the floorplan and photos and if this property is starting to tick a few boxes the please call us to arrange your viewing. We are available 7 days a week and evenings too.

Storm Porch

No more falling over each other taking shoes off in the storm porch in this large and handy space to shake off the worst of the weather before entering the home

Entrance Hall

Setting the tone for the rest of the home the entrance all is a large, welcoming space with oak floor covering and giving access to all areas including a guest toilet.

Lounge

19' 6" x 13' 1" (5.95m x 4.00m)

Another large comfortable family space with a feature multi-fuel burner at the heart of the room. Plenty of options in here for a good range of lounge furniture to accommodate the largest of families.

Dining Area

13' 1" x 9' 10" (4.00m x 3.00m)

Through from the lounge the dining area is again in keeping with the rest of the home and would comfortably accommodate a 10 seater dining table.

There are French doors giving access to the rear garden and a convenient serving hatch directly from the kitchen adjacent

Breakfast Kitchen

11' 7" x 11' 5" (3.55m x 3.50m)

Open plan with the adjacent utility the kitchen has got everything covered with a good range of base and wall storage units. There is a large range cooker with three ovens, space and plumbing for a dishwasher and a convenient breakfast bar for more informal dining.

Utility

9' 0" x 8' 2" (2.75m x 2.50m)

Through from the kitchen with more storage solutions with space and plumbing for washing machine, dryer and freestanding fridge/freezer. There is also rear access to the garden from here and into the family.

Family Room

19' 2" x 18' 10" (5.85m x 5.75m)

For me the showcase of the home and such a versatile space. I love the way it is set up now but there are so many options in here. It is a light and bright space thanks to the dual aspect with large windows to the front and French doors to the rear. The more discerning buyer may see an opportunity to further convert this into separate rooms providing additional reception rooms or even conversion into an annexe for a dependant relative.

Master Bedroom with Ensuite

15' 5" x 13' 1" (4.70m x 4.00m)

As large a master bedroom you could wish for with the added benefit of fitted wardrobes and a large ensuite shower room.

Bedroom 2

13' 1" x 11' 11" (4.00m x 3.65m)

Double room with fitted wardrobes overlooking the rear aspect

Bedroom 3

11' 11" x 8' 6" (3.65m x 2.60m)

Double room with fitted wardrobes

Bedroom 4

10' 9" x 9' 0" (3.30m x 2.75m)

Currently serving as an office but a double bedroom nonetheless. No fitted wardrobes in here.

Family Bathroom

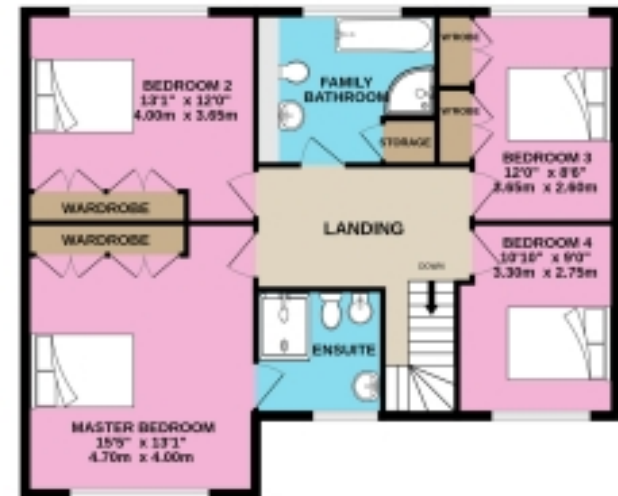
In keeping with the rest of the home the family bathroom is another spacious area with four piece suite of wash basin, toilet, separate shower cubicle and bath. There's also a handy storage cupboard for linen and a chrome towel heater.

Floorplans

GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2112 sq.ft. (196.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

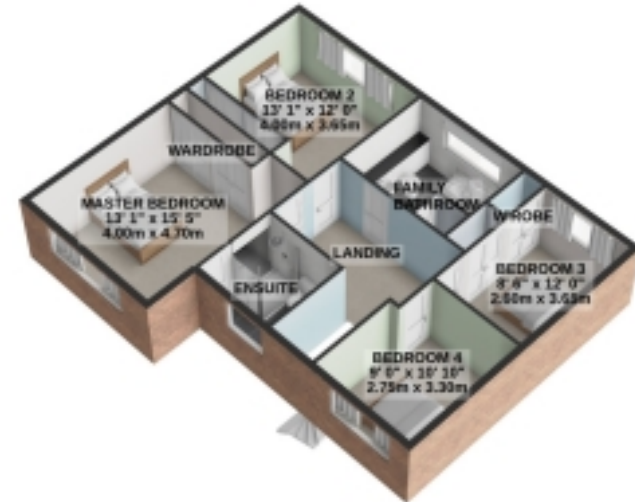
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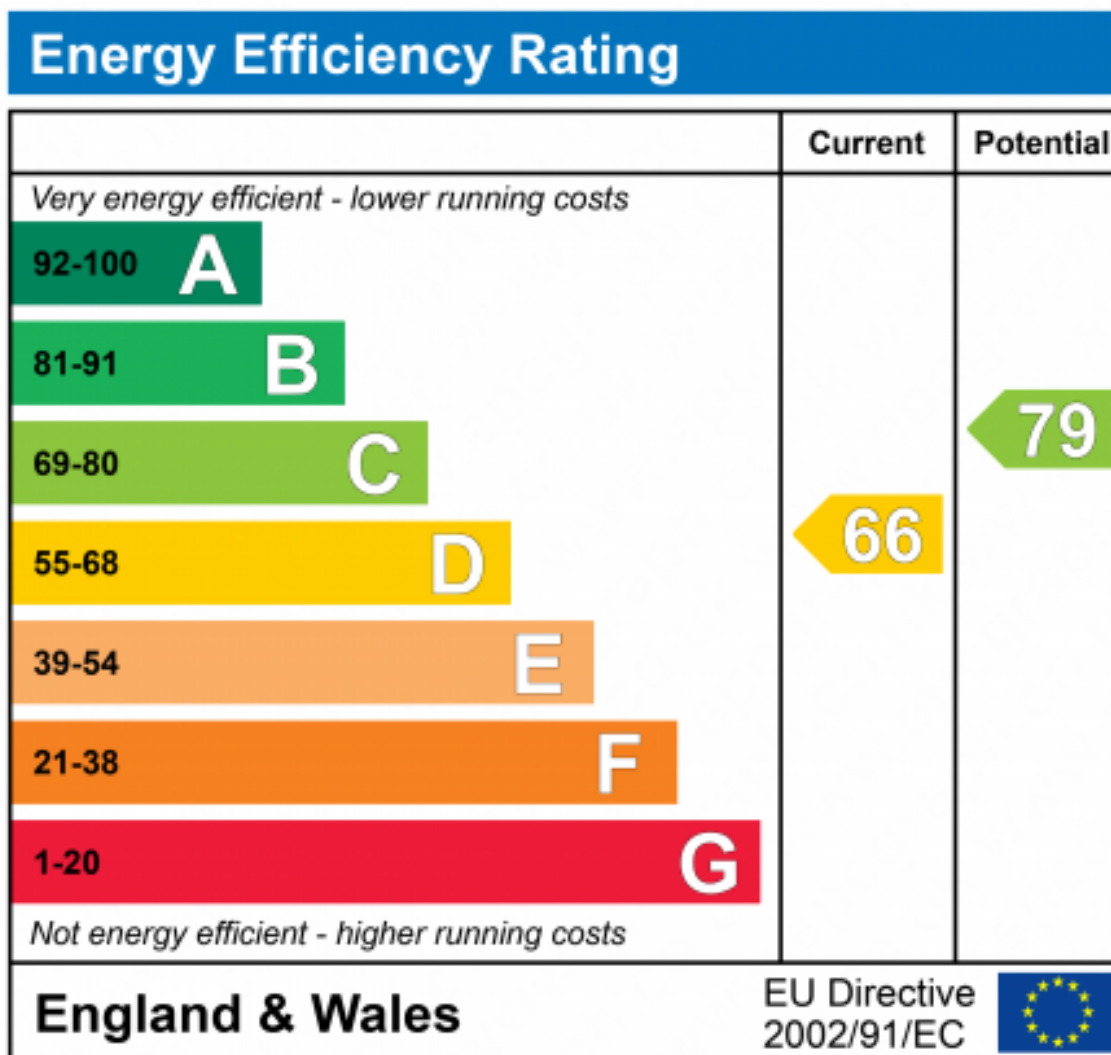
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