



Offers In The Region Of £375,000

4 Bedroom Detached House for sale
17 Tunncliffe Way, Uttoxeter



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SALES AND LETTINGS



Overview

Boasting the largest plot on the estate this well balanced property is a great family home for both the young and established families.



Key Features

- South Facing Garden
- Largest Plot on the Estate
- Close to Excellent Transport Links
- Beautiful Landscaped Garden
- Well Balanced and Superbly Presented Family Home
- Double Width Driveway for Off-Road Parking
- Integrated Storage to All Bedrooms









This modern detached family home is a credit to the current owners, presented in tip top and turn-key condition there is little to do here than add your own personal touch.

A canopy storm porch leads to the welcoming entrance hall where stairs rise to the first floor and doors lead to the ground floor accommodation plus the guest WC, handy storage cupboard and the garage.

At the front of the property is the dining room, a comfortable family space that will accommodate the largest of dining tables for your formal family dining. The space in here is accentuated by the feature box bay window.

Adjacent to the dining room and at the rear of the property is the kitchen which is fitted with a range of base and eye level units with work surfaces and inset sink unit set below the window. Appliances include a gas hob with extractor over, built-in oven plus space for an under-counter fridge. Supplementary to the kitchen is the utility room with space and plumbing for washing machine and dryer.



The ground floor is complete with the lounge at the rear of the property and overlooks your grand south facing garden. The lounge is a comfortable living space with ample room for your soft furnishings. Again, the space in here is accentuated by the feature box bay window with French doors that not only grant you access to the garden but also allow lots of natural light to flood the room.

On the first floor the landing leads to the four bedrooms and family bathroom. All four bedrooms feature built-in storage solutions so you can maximise your space without having to worry about fitting in wardrobes. The master bedroom has a recently fitted suite as has the family bathroom. Bedrooms two & three are both double bedrooms and bedroom four is a good size single bedroom.

The showpiece of this home though is the outside space. Not only does this home boast the largest plot on the estate, it's also South facing ensuring you capture the very best of the summer sun. The garden is a good mix of lawn, patio area, seating area, pond with water feature and planting beds, mature shrubs and all bounded by panel fencing. Despite its size it is a very private and secure family space.

Tunnicklffe Way sits on the western fringes of the town and Internal inspection and consideration of this lovely home is strongly recommended to appreciate its room dimensions and layout, specification and pleasant plot enjoying a South facing rear garden. Situated towards the edge of Uttoxeter yet still within easy reach of the town centre and its amenities including Bramshall Road park, several supermarkets and independent shops, coffee houses and bars, public houses and restaurants, doctors, multiscreen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

This four bedroom detached family home must be viewed to be appreciated, so browse through our photos and study the floorplan then make that all important call to arrange your viewing. We are available 7 days a week and evenings too to accommodate you.

Storm Porch

4' 11" x 2' 3" (1.50m x 0.70m)

A handy space to shake off the worst of the weather before entering the home

Entrance Hall

With laminate flooring that features throughout the ground floor. The hallway gives access to all areas including a handy under-stairs storage cupboard, a guest WC and the integral garage.

Lounge

14' 9" x 13' 11" (4.50m x 4.25m)

(Max Dimension into bay) - A spacious, light and bright room accentuated by the feature box bay window and French doors that grant access to the rear garden.

Kitchen

10' 9" x 9' 2" (3.30m x 2.80m)

(Max Dimensions) The kitchen has a range of timeless Shaker style storage units at both base and eye level. Appliances include a built-in oven and gas hob with space for an under-counter fridge. The kitchen is supplemented by the adjacent utility room which caters for a washing machine and dryer

Dining Room

12' 9" x 9' 2" (3.90m x 2.80m)

(Max Dimension into Bay) - A comfortable and versatile space for formal and informal dining with enough room to accommodate a large family sized dining table. The space in here is again accentuated by the feature box bay window.

Garage (Single)

16' 4" x 8' 4" (5.00m x 2.55m)

Master Bedroom with Ensuite

15' 5" x 10' 9" (4.70m x 3.30m)

A large double room with laminate floor covering with the added benefit of built-in wardrobes and ensuite shower room. The suite in the ensuite is a recent addition in the last 2 years or so and has corner shower cubicle, wc, vanity wash basin, and chrome towel heater

Bedroom 2

12' 5" x 8' 6" (3.80m x 2.60m)

Double room with built-in wardrobe

Bedroom 3

9' 0" x 8' 4" (2.75m x 2.55m)

Double room with built-in storage

Bedroom 4

9' 0" x 7' 0" (2.75m x 2.15m)

Single room with built-in storage

Family Bathroom

8' 6" x 5' 6" (2.60m x 1.70m)

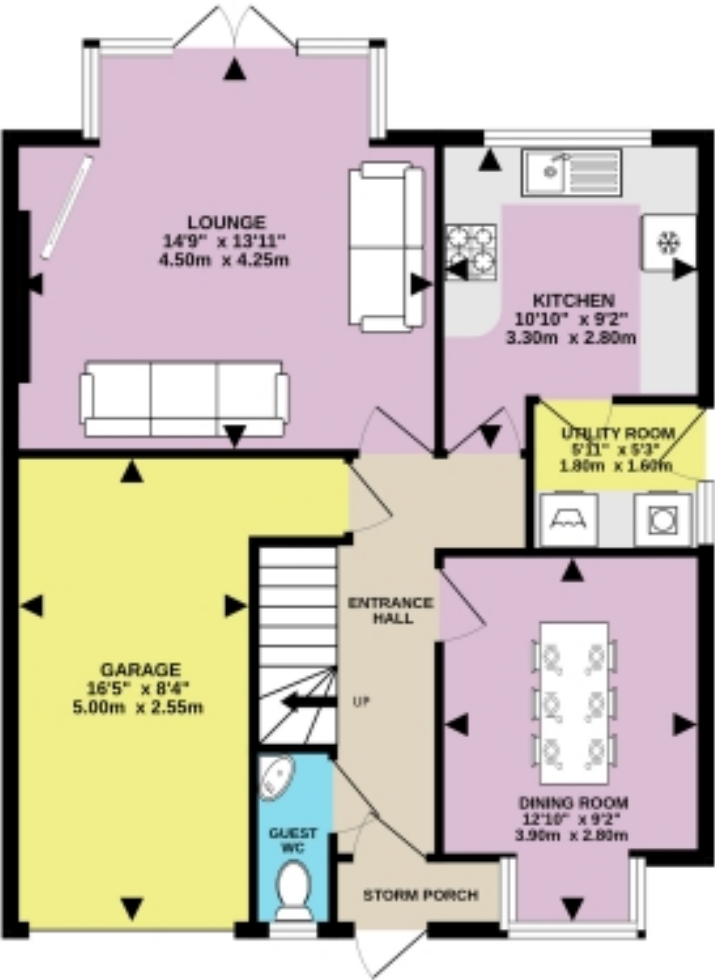
Family bathroom with recently installed suite of shower over bath, wc vanity wash basin and chrome towel heater

Garden

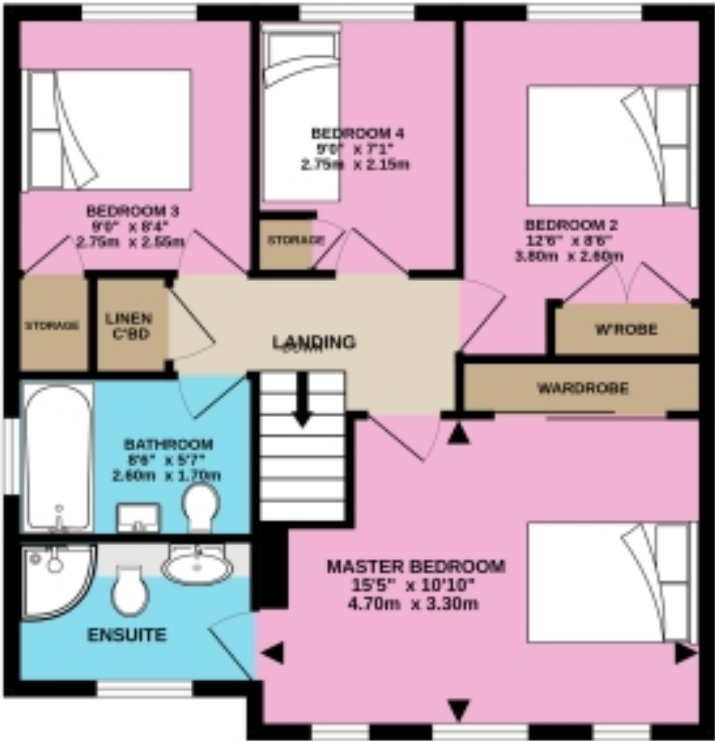
Boasting the largest plot on the estate (verified) the garden is a fantastic landscaped arena with pockets of something for everyone. The garden has a well balanced mix and blend of patio, lawn, planting beds with mature

Floorplans

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



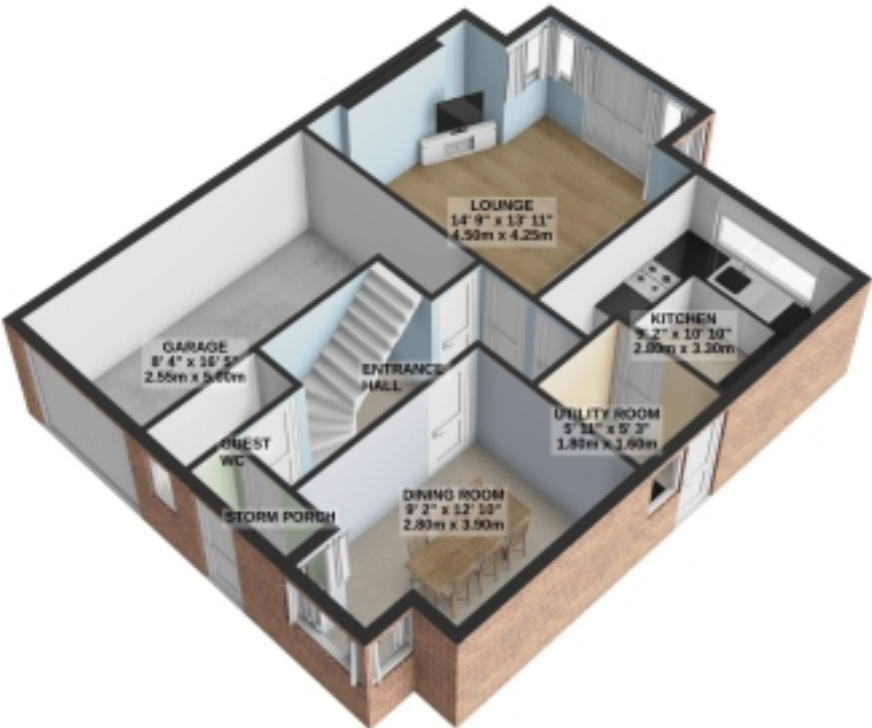
1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 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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Floorplans

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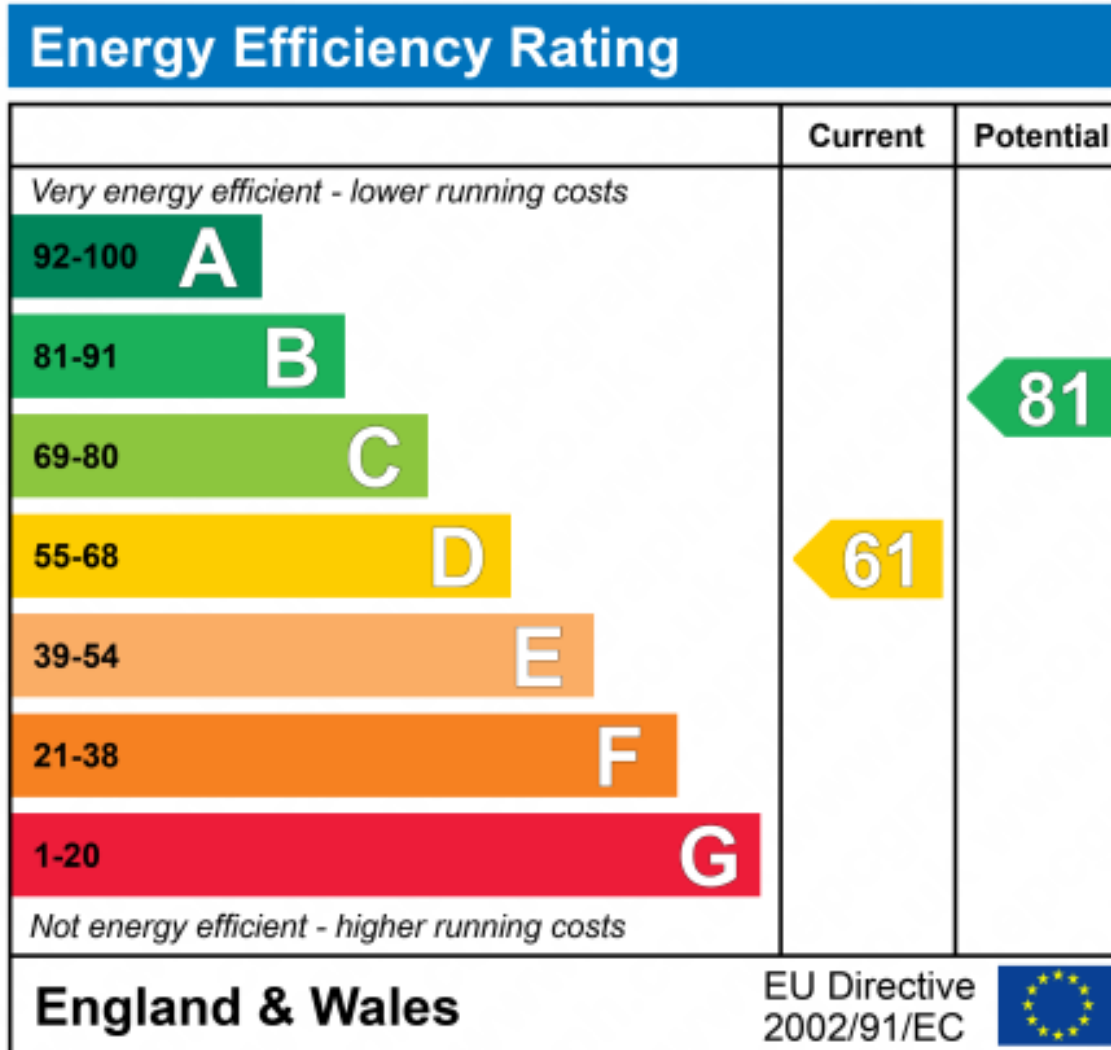


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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