



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.dovepropertymanagement.co.uk



Heath Road, Uttoxeter, Staffs ST14 7LX

£800 per calendar month Unfurnished Deposit £920

GENERAL DESCRIPTION

An immaculate semi-detached, extended cottage with good access to local amenities, this new to market three bedroom property, thought to date back to C.1900 comes fully redecorated with new carpets throughout. Briefly comprising Entrance Hall, Lounge, Kitchen, Conservatory, Downstairs Bathroom two Double & one Single Bedrooms.

Property having front, walled Courtyard and attractive rear Garden. Potential Parking space for small car to rear of the property and on street parking.

Early Viewing recommended.

Council Tax Band B

EPC Band TBC

ACCOMMODATION

GROUND FLOOR

ENTRANCE via courtyard gate in wall through UPVc double glazed entrance door into::

ENTRANCE HALL, having laminate tiled flooring with 3-point ceiling light fitment and coving to ceiling and doors off to

DOWNSTAIRS BATHROOM having grey wood effect laminate flooring with marble effect shower board to all walls. Chrome 3-point spotlight fitment to ceiling, room appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin over grey laminate 4 door storage cupboard and large walk-in shower cubicle housing a chrome mains thermostatically controlled shower. Chrome heated towel rail, internal doors concealing airing cupboard and concealed Vaillant' combi boiler and tall grey laminate shelved storage cupboard.



UNDERSTAIRS STORAGE CUPBOARD with shelves.

KITCHEN (12'2" into cupboards x 9'8") with cream stone effect laminate tiled flooring, circular light fitting and smoke alarm to ceiling. Double glazed window to rear aspect, room having half white ceramic tiled walls and splash backs. Fitted with a range of cream shaker style base and eye level storage units with grey stone effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and chrome mixer tap over. Built-in 'Lamona single electric oven and matching inset ceramic hob with stainless steel chimney extractor hood above. Under-counter 'Bosch' washing machine with space, and power for fridge freezer. Thermostat control panel, stairs to First Floor, UPVc double glazed entrance door to Conservatory and door off to:



LOUNGE (12'3" max x 11'4"), having newly fitted beige carpet with 3-point gold light fitting, smoke alarm and CO detector to ceiling and double glazed window to front aspect. Double panelled central heating radiator and recessed fireplace with slate hearth housing a black cast iron multi-fuel burner. Television and telephone points, and wood box concealing electrics and consumer unit. Two gold / glass wall light fittings



CONSERVATORY (11'6" x 8'3") with country oak effect laminate flooring, constructed with UPVc double glazed windows to three aspects and UPVc double glazed french doors to rear. Light fitting / fan to ceiling and blinds to all windows.



FIRST FLOOR

LANDING at top of newly carpeted stairs with handrails, with pendant light fitting, loft access hatch and smoke alarm to ceiling. Double panelled central heating radiator, double glazed window to front aspect and doors off to:



MASTER BEDROOM (12'3" max x 11'5"), newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect, and double panelled central heating radiator.

BEDROOM 2 (10'6" x 9'1"), newly carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting.



BEDROOM 3 (12'4" into raised bed recess x 9'8"), newly carpeted with double glazed window to rear aspect, double panelled central heating radiator, raised single bed frame with two drawers under, loft access hatch and pendant light fitting to ceiling.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a walled cottage courtyard with gate to left providing access to rear garden.

TO THE REAR OF THE PROPERTY is an attractive rear garden, predominantly laid to lawn with paved and gravelled seating areas. Adjacent to this is a wood double gate. Paved area could be used as a Parking space through gates for a small vehicle. Garden having shrub filled borders, rockeries and mature apple tree.



VIEWING: By appointment through Dove Property