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**4 Sandpiper Drive, Uttoxeter, Staffs ST14 8TA**  
£550 per calendar month      Unfurnished      Deposit £700

### **GENERAL DESCRIPTION**

A spacious detached property located in a popular residential area being a short distance from Uttoxeter town centre with easy access to major link routes and local amenities.

Accommodation briefly comprising of entrance hall, lounge, dining kitchen, large conservatory, 2 bedrooms (2 doubles) and family bathroom. The property has GCH. The property has recently been re decorated throughout with newly fitted carpets excl. kitchen which is floor tiles and conservatory and bathroom having ceramic tiled flooring.

In addition to the integral single garage there is also off road parking for 2 vehicles whilst to the rear is an enclosed garden, mainly laid to lawn with shrub borders and patio area.

## **ACCOMMODATION**

ENTRANCE HALL with stairs off to first floor and door leading to;

LOUNGE (11' 10 max x 13' 8'')

Main feature of the room being tile surround fireplace housing gas fire with wooden mantel and fire surround. Fitted carpet, telephone and T.V. aerial points. Small understairs cupboard for storage. Further door leading:



KITCHEN/DINER 15' 2 (max) x 10' 3''

Spacious room with modern floor tiles and a good range of dark wood effect base and eye level units with space and plumbing for dishwasher and washing machine. Belling 8 ring range with double oven and grill with extractor canopy above. Small window to side aspect and large window to conservatory. Door leading to conservatory;



CONSERVATORY 15' 6'' (max) x 10' 6''

Having ceramic floor and television aerial point. Attractive central ceiling fan/light fitting. Further door leading to rear garden.

**FIRST FLOOR** with landing and doors off to;

BEDROOM 1; 12' 9'' (into wardrobe) x 8' 4''

With window to front aspect and fitted carpet. Also having large double mirror fronted fitted wardrobe.

BEDROOM 2; 11' 2'' (into wardrobe) x 8' 8''

With window to rear aspect and fitted carpet. Also having fitted wardrobe and TV aerial point.

BOX ROOM; 7' 6'' (max) x 6' 5'' (max)

With window to front aspect and fitted carpet.

BATHROOM;

With matching suite comprising bath with electric shower over, low level W.C. and pedestal wash hand basin. Heated towel rail and ceramic tile flooring.

**OUTSIDE;**

To the front of the property there is off road parking for at least 2 vehicles leading to single integral garage. To the rear of the property is an enclosed garden, mainly laid to lawn, with shrub borders and patio area.

**VIEWING: By appointment through Dove Property Management**