

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

43 Sorrel Close Uttoxeter, ST14 8UP



A recently constructed four double bedroom, linked detached residence, enjoying highly convenient position within easy reach of local amenities

- Gas fired central heating • Sealed unit double glazing • Entrance hall • Guest cloakroom • Spacious sitting room • Well-appointed dining kitchen with a range of appliances • Utility cupboard • Principal bedroom to the first floor with luxury en-suite • Further double bedrooms • Well-appointed family bathroom • Enclosed rear garden and patio • Driveway • Single garage •

£1,195 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

lettings@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

An internal inspection is highly recommended as this recently constructed, deceptively spacious, four bedroom linked detached property, offers up to date living accommodation, ideally suited to the family market.

Internally the accommodation briefly comprises, entrance hall, guest cloakroom, spacious sitting room, well-appointed dining kitchen and utility/laundry cupboard. To the first floor, the principal has a luxury en-suite. There are three further double bedrooms and a well-appointed family bathroom.

To the rear of the property, is an enclosed low maintenance garden, with adjacent single garage and covered driveway providing ample off-street car standing,

Uttoxeter provides a complete range of services including retail park, schooling at all levels, leisure facilities, excellent range of shops, restaurants and bars. Uttoxeter also has a race course, golf course and train station. The property's location is also within easy reach of the A50 which provides swift onward travel to other regional centres and the main motorway networks.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With wood grain effect quality Karndean flooring, double central heating radiator, telephone jack point, useful understairs storage cupboard, stairs leading to the first floor and doorway leads to:-

GUEST CLOAKROOM

With a continuation of the Karndean flooring, suite comprising, low flush w.c., pedestal wash hand basin, central heating radiator and extractor fan.

SITTING ROOM 5.27m x 3.52m (17'3" x 11'7")

Please note the former measurement is taken into the full depth of the bay window. Two double central heating radiators, television aerial point, telephone jack point and UPVC double glazed bay window to the front.

WELL-APPOINTED DINING KITCHEN 5.92m x 4.63m (19'5" x 15'2")

With a continuation of the Karndean flooring. Comprising, a range of base, wall and drawer units, all with matching cupboard fronts, integrated appliances include, refrigerator, freezer, electric fan assisted double oven, built-in five ring gas hob, integral dishwasher, roll edge laminated wood grain effect work surfaces with matching up-stands, stainless steel extractor hood over the hob with variable speed fan and lighting, inset stainless steel sink unit and draining board with mixer tap in chrome. Ample dining space, two double central heating radiators, TV aerial point, sealed unit double glazed in UPVC frames to both rear and side elevations and UPVC double glazed double doors provide access to the rear garden and



patio. Utility cupboard with plumbing suitable for an automatic washing machine, wood grain effect work surface with matching up-stands and extractor fan.

TO THE FIRST FLOOR

LANDING

With central heating radiator and cupboard housing the hot water cylinder. Doorway leads to:-

PRINCIPAL BEDROOM 4.89m x 4.40m (16'1" x 14'5")

With double radiator, UPVC double glazed window to the front, TV aerial point and doorway leads to:-

LUXURY EN-SUITE

With wood grain effect flooring, low flush w.c., pedestal wash hand basin and shower cubicle with thermostatic mixer shower. Complementary ceramic wall tiling, shaving point, ladder style centrally heated towel rail and extractor fan. Obscure UPVC double glazed window to the front.

BEDROOM TWO 5.53m x 3.16m (18'2" x 10'4")

With two double central heating radiators, UPVC double glazed windows to both front and rear elevations.

BEDROOM THREE 3.47m x 2.95m (11'5" x 9'8")

With central heating radiator and sealed unit double glazed window to the rear.

BEDROOM FOUR 3.12m x 2.45m (10'3" x 8'0")

With radiator and UPVC double glazed window to the front elevation.

FAMILY BATHROOM

With full suite comprising, panelled bath with mixer tap, pedestal wash hand basin, low flush w.c. Wood grain effect flooring, centrally heated ladder style towel rail, complementary ceramic wall tiling and extractor fan.

OUTSIDE & GARDENS

To the rear of the property, is an enclosed garden mainly laid to lawn. Patio area ideal for alfresco dining.

SINGLE GARAGE

Covered driveway providing ample off-street car standing.

The property is set back from the road behind a low maintenance foregarden, with steps leading to the front door.

DIRECTIONAL NOTE

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. Available now.

PROPERTY RESEVRATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

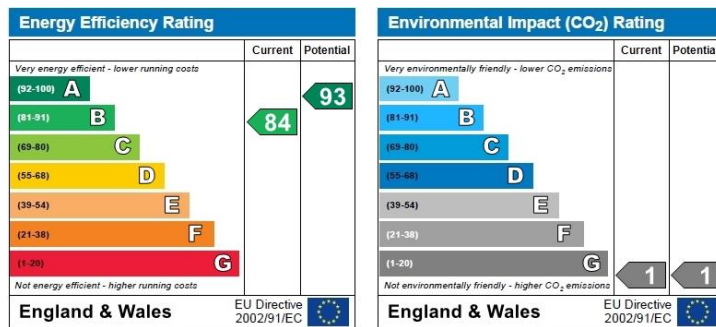
DEPOSIT



5 Weeks Rent.

VIEWING

By prior appointment through Scargill Mann and Co.
Ashbourne Office on 01335 345460.



**ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS**

8 Market Place, Ashbourne, Derbyshire DE6 1ES
1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
4 St. James's Street, Derby DE1 1RL
39 Dale Road, Matlock, Derbyshire DE4 3LT
4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
Tel: 01283 548194
Tel: 01332 207720
Tel: 01629 584591
Tel: 01332 206620

ashbourne@scargillmann.co.uk
burton@scargillmann.co.uk
derby@scargillmann.co.uk
matlock@scargillmann.co.uk
lettings@scargillmann.co.uk