

Geoff Morrison Way

Uttoxeter, ST14 7SR

John German





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£310,000

Attractive double fronted modern detached home with vastly enhanced and beautifully presented family sized accommodation, appointed to a superior standard throughout, occupying a highly enviable position on this sought-after development.



Built by Lioncourt Homes and enjoying a fabulous plot and position backing onto Bramshall Road Park, early consideration and viewing of this special home is strongly recommended to appreciate its super condition and specification, layout and its exact position.

Situated off Bramshall Road within easy reach of the town centre and amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen 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.

Accommodation - A traditional tiled canopy porch with a composite entrance door leads to the welcoming hall which has superior hard flooring, stairs rising to the first floor and quality replacement internal doors lead to the ground floor accommodation and to the fitted guest's WC which has a white two-piece suite. The well-proportioned lounge extends to the full depth of the property and enjoys an abundance of natural light provided by windows facing both the front and side elevations plus French doors opening to the lovely rear garden.

On the opposite side of the hall is the spacious fitted dining kitchen that also extends to the full depth of the property having an extensive range of base and eye level units with work surfaces and inset kickboard lighting, sink unit set below the rear facing window overlooking the garden, fitted gas hob with an extractor over, built-in double oven plus integrated fridge freezer and dishwasher. Additional natural light is provided by a front facing window and a part glazed door opening to the fitted utility room which has base and eye level units with fitted work surface, sink unit, space for appliances plus a useful under stairs cupboard and a part glazed door opening to the rear garden.

To the first floor the lovely part galleried landing has a built-in storage cupboard and front facing window plus quality replacement internal doors leading to the three good sized bedrooms and the superior fitted family bathroom which has a white contemporary three-piece suite with complementary tiled splash backs. The good sized master bedroom has a fitted ensuite shower room which also has a white contemporary three-piece suite incorporating a double shower cubicle with complementary tiled splash backs.

Outside - To the rear a paved patio provides a lovely entertaining area enjoying a degree of privacy with a lawned garden and steps leading down to the further good sized garden laid to lawn enclosed to three sides by timber fencing and enjoying a high degree of privacy.

To the front is a paved forecourt enclosed by wrought iron railings. A block paved driveway provides off road parking leading to the garage (5.95m x 3.07m) having an up and over door, power and a personal door to the garden.

Agents Note: There is a small communal charge of approx. £130 per annum for the maintenance of shared areas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststffsbcc.gov.uk **Our Ref:** JGA/06072021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

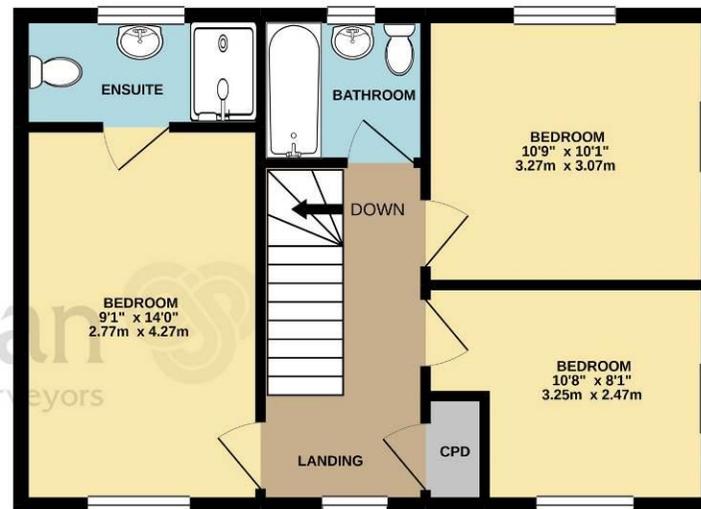




GROUND FLOOR



1ST FLOOR



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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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