

Dunnock Close

Uttoxeter, Staffordshire, ST14 8XD



Well-presented modern three-bedroom semi-detached home situated in an extremely sought-after cul-de-sac on the ever-popular Birdland development.

£205,000

John German

Whether looking for your first home, to move up or down the property ladder or a buy to let investment, consideration of this lovely home is strongly recommended to appreciate its exact position on the cul-de-sac, layout including downstairs WC and good-sized conservatory, and its condition.

Situated within easy reach of the convenience shop on the development, the town centre is also in close proximity and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, 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.

A replacement composite entrance door leads into the welcoming hallway where stairs rise to the first floor and doors lead to the ground floor accommodation and the guest WC.

The well-proportioned irregularly shaped lounge has a focal fireplace with a marble hearth and insert plus a front facing window. A wide opening leads to the dining kitchen which extends the full width of the property and is fitted with a range of base and eye level units with contrasting work surfaces and an inset sink unit. Appliances include a gas hob with extractor over and built-in oven with concealed space for a microwave, plus an integrated fridge freezer.

French doors open into the brick and UPVC double glazed conservatory which provides a useful further reception room overlooking the rear garden having power points and French doors opening out onto the patio.

On the first floor the landing has a side facing window and doors leading to the three bedrooms, two of which can easily accommodate a double bed, and the refitted family bathroom which has a white contemporary suite incorporating a panelled shower bath with glazed screen and splashbacks.

Outside to the rear a paved patio provides a lovely entertaining area which enjoys a relatively good degree of privacy. Steps lead up to the garden which currently has an artificial lawn with borders and fencing to three sides. At the side there is space for a shed.

To the front is a garden laid to lawn. A tarmac driveway extends to the side of the property and provides off road parking.

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

Services: Main's 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/environmental-agency; www.eaststaffsbcc.gov.uk/planning

Our Ref: JGA/23082021

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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