

Kingfisher Way

Uttoxeter, Staffordshire, ST14 8SX



Well maintained, modern, detached bungalow with two good sized bedrooms (formally three) occupying a pleasant plot with off-road parking and garage, situated on the always popular Birdland Development.

£244,950



John German

For sale with no upwards chain involved, viewing of this individually built, modern style bungalow is highly recommended to appreciate its size and scope for personalisation, gardens and exact position.

Situated within easy reach of the convenience shop found on the development, the town centre and its wide range of amenities within easy reach including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, Doctors', train station, 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 uPVC part-obscured double glazed entrance door leads to the enclosed porch which has a wide side facing window and a door leading to the hall where there is a built-in cupboard, access to the loft and doors to the well proportioned accommodation.

At the front of the bungalow is the well proportioned lounge having a wide bow window to the front providing natural light and a focal coal effect gas fire with feature surround. A wide arch opens to the separate dining area, also having a front-facing window (formally the third bedroom).

The fitted kitchen has a range of base and eye level units with fitted work surfaces and an inset sink unit set below the side facing window, fitted gas hob with extractor over and oven under, plus space for further appliances and a door to the side elevation.

At the rear of the property are two good sized bedrooms, the master having fitted wardrobes and bedroom two having French doors opening to the brick and uPVC double glazed conservatory which enjoys views over the garden and a door to the rear patio.

Completing the accommodation is the bathroom which has a white three-piece suite with tiled walls and a side facing window.

Outside to the rear, a paved patio leads to the delightful garden which is mainly laid to lawn with shaped borders containing a wide range of plants and shrubs whilst being enclosed to three sides. A gate opens to the shared pathway leading to the garage and parking.

To the front is a garden also laid to lawn with well stocked borders. The bungalow's off-road parking and garage (5.05m x 2.47m) which has an electric roller door and personnel door to the rear, is approached via Swallow Close.

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

<https://eaststaffsbc.gov.uk/planning>

Our Ref: JGA/05082021

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

GROUND FLOOR







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



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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