

# Sandpiper Drive

Uttoxeter, Staffordshire, ST14 8TA



Modern style semi detached home with extended ground floor accommodation, in need of some cosmetic improvement, occupying a pleasant position on the highly sought-after Birdland development.

£195,000



John German

For sale with no upward chain involved, viewing of this well-positioned home is strongly recommended to appreciate its potential, ground floor space and the exact position at the end of a shared access.

An ideal first home, step up or down the property ladder or a buy to let investment, consideration is advised.

Situated on the always popular Birdland development, the convenience shop is only a short walk away and the town centre and its wider range of amenities are also closeby.

Accommodation - To the rear of the property is a fitted kitchen which has a range of base and eye level units with work surfaces and an inset sink unit set below a window overlooking the garden, a fitted gas hob with extractor over and double oven under, space for further appliances and a recess with a useful under stairs cupboard.

The extension, also at the rear of the property provides an additional reception room, an ideal dining room or sitting room, having French doors opening to the garden and a further door to the side elevation as well as access to the garage.

The well proportioned front facing lounge has a focal fireplace and a wide walk-in bay window plus stairs rising to the first floor.

The first floor landing has a loft hatch and a window to the side elevation plus doors leading to the three bedrooms, two being able to accommodate a double bed and having fitted wardrobes. Finally there is a fitted shower room which has a tiled floor and walls.

Outside - To the rear a pleasant block paved patio provides a lovely entertaining area enjoying a degree of privacy leading to the garden which is mainly laid to lawn having borders and fencing to three sides plus a shed. To the front is a small lawn with well stocked borders.

Shared vehicular access leads to the driveway which provides ample off-road parking for several vehicles leading to the garage that has an electric roller door, access to a useful boarded loft space which has double glazed skylights and a door to the downstairs WC.

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

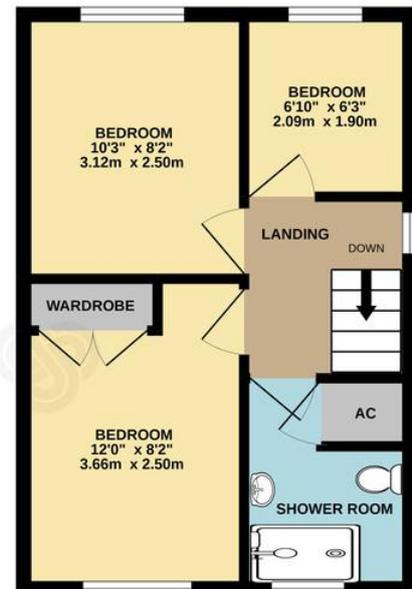
**Our Ref:** JGA28032022

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

GROUND FLOOR



1ST FLOOR







AWAITING EPC MEDIA



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#### Agents' Notes

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#### Referral Fees

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