

# Sandpiper Drive

Uttoxeter, Staffordshire, ST14 8TA



Immaculately presented modern detached home situated on the always in demand Birdland development within easy reach of the town centre and amenities.

£249,950



John German

Suitable for a variety of buyers including first time homeowners, home movers or buy to let investors, viewing of this lovely three bedroom home is strongly recommended to appreciate its condition and exact position.

Situated within easy walking distance to both the convenience shop and open space found on Birdland, the town centre is also close by with its wide range of amenities including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, 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 obscure double glazed entrance door leads to the welcoming hall which has stairs rising to the first floor and a door to the ground floor accommodation.

The generously sized lounge has feature flooring and a front facing window plus a useful under stairs cupboard.

At the rear the spacious dining kitchen extends to the full width of the property having a range of base and eye level units with work surfaces and inset sink unit set below a side facing window, fitted gas hob with extractor over and oven under plus space for further appliances. Additional light is provided by both a window and part glazed door to the garden.

To the first floor the landing has a built in airing cupboard and side facing window plus doors leading to the three bedrooms, two of which can easily accommodate a double bed and both have built in wardrobes with sliding doors.

Completing the accommodation is the fully tiled family bathroom which has a modern suite incorporating a panelled shower bath with an electric shower and glazed screen above.

Outside a paved patio with edging leads to the garden which is mainly laid to lawn, enclosed to three sides and enjoying a degree of privacy plus a further paved seating area positioned at the bottom of the garden to take advantage of the afternoon sun.

To the front is a garden also laid to lawn with shrub borders plus a double width block paved driveway providing off road parking leading to the garage which has an up and over door, gas central heating boiler and personal door to the rear garden.

**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.

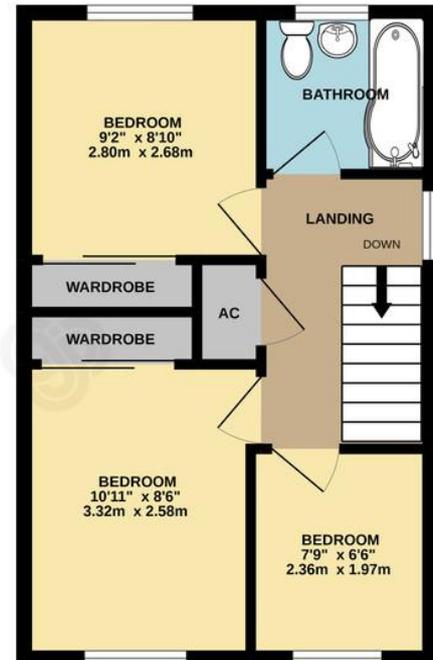
**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13042022

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

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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.

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