

Oak Tree Gardens

Uttoxeter, Staffordshire, ST14 7QB

John German





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£375,000

Beautifully presented modern detached family home with much improved accommodation, situated on a highly sought-after private cul de sac within easy reach of the town centre and amenities.



Internal inspection and early consideration of this beautiful family home is strongly recommended to appreciate its true turn-key condition including a recently refitted breakfast kitchen with integrated appliances, quiet cul de sac position and extremely convenient location.

Situated off Hall Road, the three-tier school system is within easy walking distance as is Bramshall Road Park and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi-screen cinema and 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 uPVC part obscure double glazed door and side light opens to the extremely welcoming hallway where stairs rise to the first floor and replacement part glazed doors open to the ground floor accommodation plus a further door to the guest cloakroom/WC.

To the rear of the property is an extremely pleasant lounge which has a focal fireplace with a modern living flame effect electric fire plus a window overlooking the garden. Wide patio doors opening to the useful conservatory that has both power and heating, with French doors leading to the patio and garden. Beside the lounge is a dining room that also enjoys a view of the rear garden.

The hugely impressive refitted dining kitchen has an extensive range of base and eye level units with work surfaces and complementary tiled splash backs plus an inset sink unit. Appliances include a fitted gas hob with extractor hood over, built in oven and further combination microwave/oven plus an integrated dishwasher, washing machine and fridge freezer. Natural light comes from the wide walk-in bay window to the front also enjoying a pleasant outlook.

To the first floor the landing leads to the four good sized bedrooms, each able to accommodate a double bed, and the fourth bedroom having a built-in wardrobe. The gorgeous master bedroom has a built-in wardrobe with mirror sliding doors and a superior en suite shower room having a modern suite incorporating a double shower cubide.

Completing the accommodation is the fitted family bathroom which has a white suite with complementary tiled splash backs.

Outside to the rear a paved patio provides a lovely entertaining area leading to the enclosed garden which is predominantly laid to lawn with well stocked shrub borders and a further decked seating area.

To the front is a garden laid to lawn and a double width driveway providing off road parking for several vehicles leading to the garage.

Note: There is a small annual charge of £175 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.eaststaffsbc.gov.uk

Our Ref: JGA/24082022

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

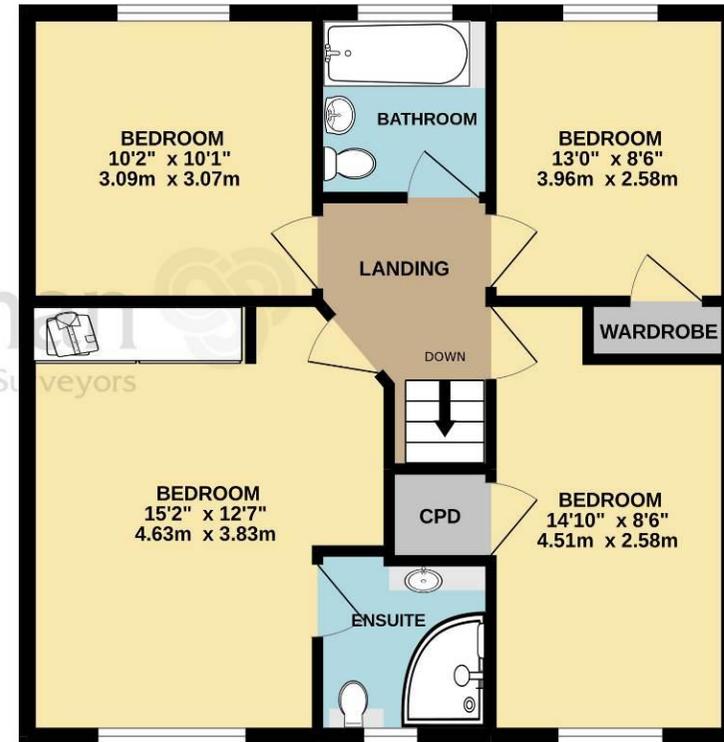




GROUND FLOOR



1ST FLOOR





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		
81-91	B		83 B
69-80	C	73 C	
55-68	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

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



