

The Orchard

Stramshall, Uttoxeter, ST14 5AY

John German





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£365,000

Extremely well maintained and tastefully presented modern style detached bungalow occupying a pleasant plot and position at the head of a popular cul de sac in the village.



For sale with no upward chain involved, internal inspection of this delightful home is strongly advised to appreciate its room dimensions and layout, condition and its lovely gardens that enjoy a good degree of privacy.

Situated in a quiet cul de sac in the popular village of Stramshall within walking distance to its active village hall, playing field and The Olive Tree bed and breakfast. Uttoxeter and its town centre with its wide range of amenities is only a short drive away including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, schools, modern leisure centre and a multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent. On the doorstep are several public footpaths through some lovely countryside.

Accommodation - An enclosed porch opens to the welcoming L-shaped hall which has a built-in airing cupboard and doors leading to the generously sized and versatile accommodation.

The spacious lounge has a focal LPG coal effect fire with a feature surround and two front facing windows providing an abundance of natural light.

Behind is the impressive fitted breakfast kitchen which has an extensive range of base and eye level units with work surfaces and matching breakfast bar with an inset sink unit set below the window overlooking the garden, fitted gas hob with an extractor over, a built-in electric oven and combination microwave plus an integrated dishwasher, fridge freezer and washing machine. Additional light comes from the double glazed door that provides direct access to the patio and garden.

There are three good sized bedrooms, two of which can easily accommodate a double bed with third bedroom presently used as a formal dining room having French doors opening to the garden.

Completing the accommodation is the fitted bathroom that has a three-piece suite with an electric shower and glazed screen above the panelled bath.

Outside - To the rear a paved and gravelled seating area leads to the delightful enclosed garden that enjoys a good degree of privacy with well stocked beds and borders containing a large variety of shrubs and plants plus a further paved seating area providing a lovely entertaining area.

To the front is a low maintenance gravelled garden with shrub beds. A tarmac driveway provides ample off road parking leading to the attached garage.

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

Services: The property has an LPG central heating system. Mains water, drainage and electricity. Purchasers are advised to satisfy themselves as to their suitability.

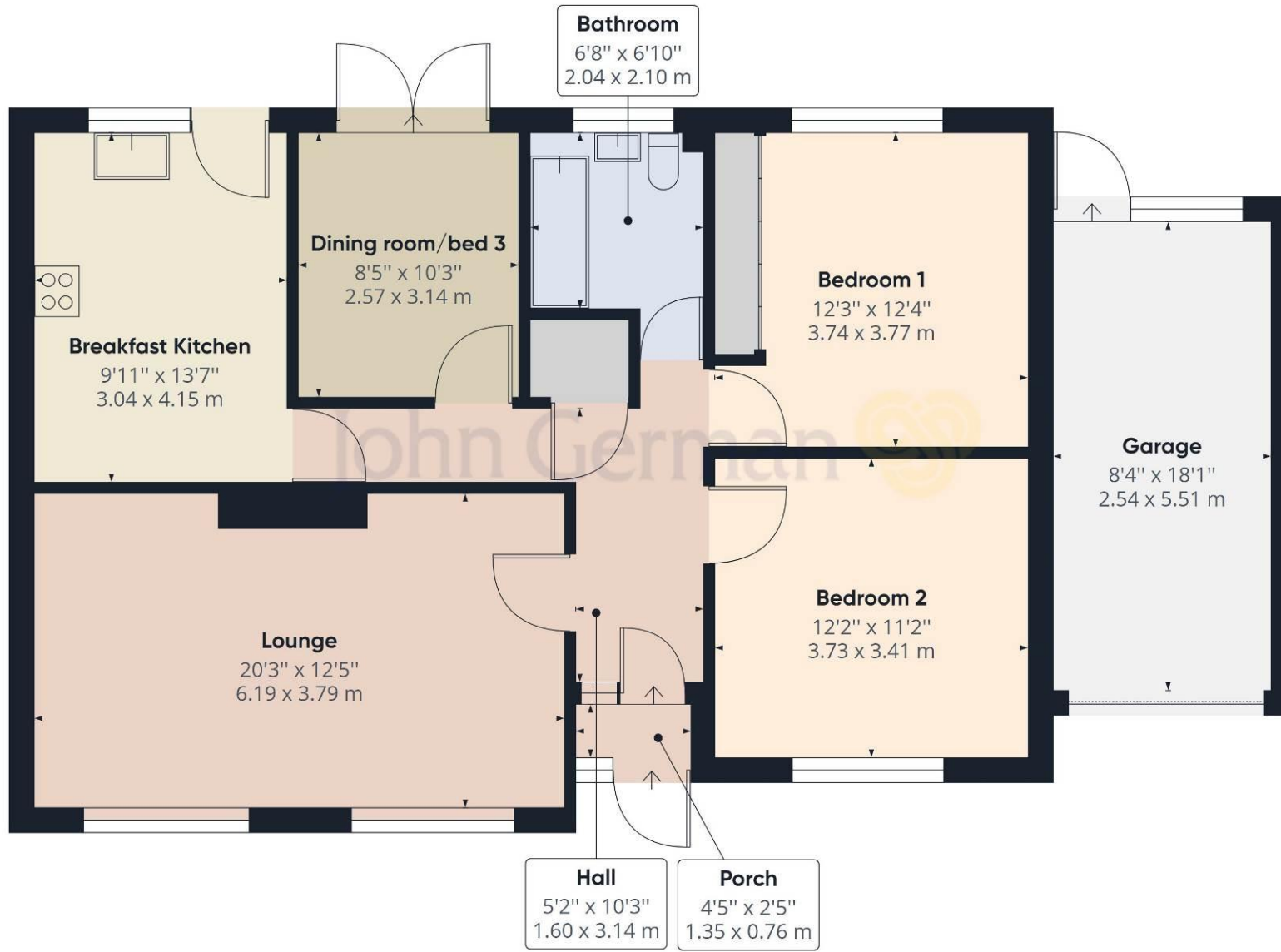
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbcc.gov.uk

Our Ref: JGA/22112022

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







Approximate total area⁽¹⁾
1087.81 ft²
101.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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