

Buttercup Close

Uttoxeter, ST14 7TA



Extremely well presented and immaculately maintained modern semi-detached home located in one of the most sought-after areas of Uttoxeter, within close proximity to the town centre and amenities.

£250,000



John German 

Whether looking to move up or down the property ladder, viewing and consideration of this delightful home is strongly recommended to appreciate its room dimensions and layout, including the en suite to the master bedroom, condition and its highly desirable location.

Situated on the Barley Fields development built by Lion Court Homes, the Bramshall Road park is only a short walk away. The town centre and its wide range of amenities are also close by.

A traditional canopy porch with a part obscured double glazed entrance door opens to the welcoming hall which has stairs rising to the first floor and quality doors leading to the ground floor accommodation and the fitted downstairs cloakroom/WC.

At the rear of the property is the spacious lounge/dining room which has wide French doors opening to the garden.

The well equipped kitchen has a range of base and eye level units with fitted work surfaces and an inset sink unit set below the front facing window, fitted induction hob with an extractor hood over and electric oven under, integrated dishwasher and space for other appliances.

To the first floor, the landing has matching and quality doors leading to the three good sized bedrooms, the lovely master bedroom having a built in wardrobe with sliding doors and the benefit of a quality en suite shower room which has a three piece suite incorporating a double shower cubicle. The third bedroom is presently used as a study and has fitted furniture.

Completing the accommodation is the fitted family bathroom which has a white three piece suite with a mixer shower and fitted glazed screen above the panelled bath.

Outside, to the rear a paved patio leads to the good sized garden laid to lawn, enclosed to three sides to timber fencing.

To the front is a small lawn with shrubbed border.

A block paved driveway provides off road parking leading to the detached garage which has an up and over door, power and a personal door to the garden.

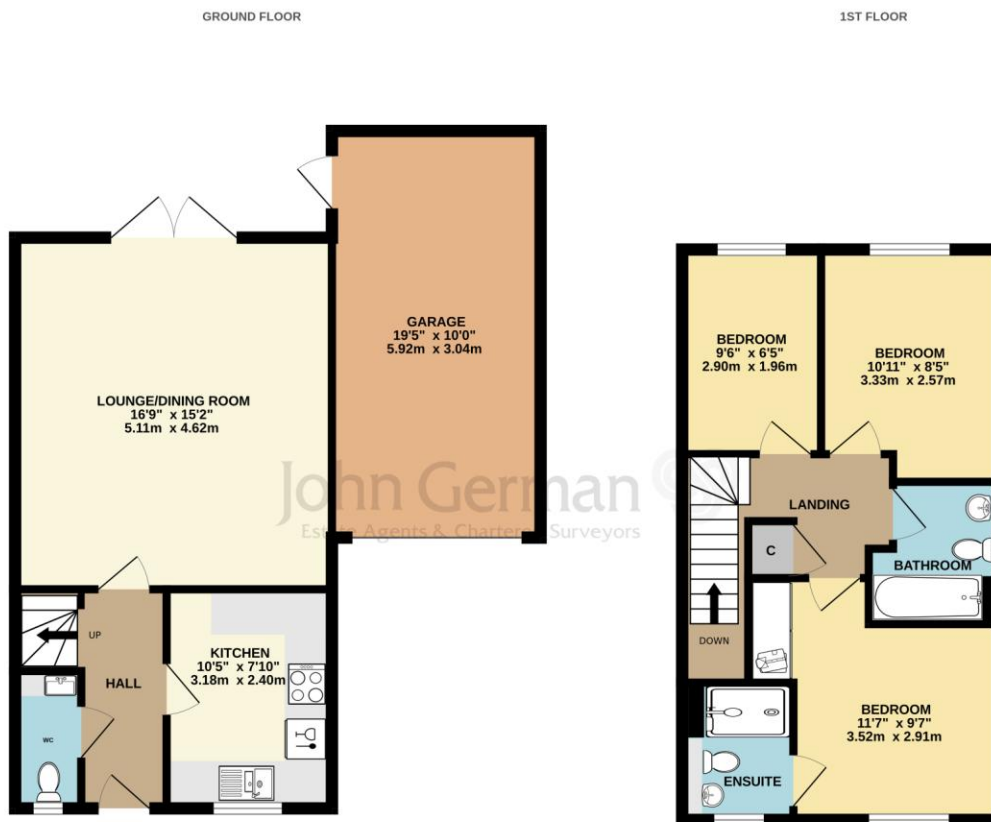
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

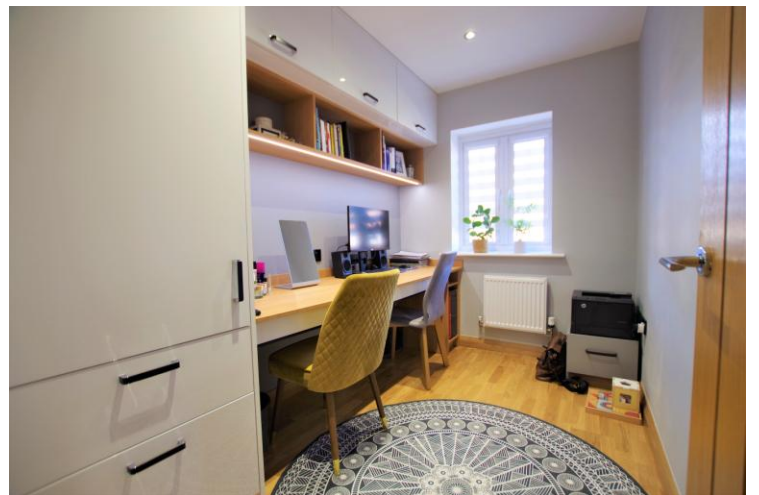
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/08032023

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







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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