

Oriole Close

Uttoxeter, Staffordshire, ST14 8XE



Well presented and improved modern style detached home occupying a delightful slightly elevated position on a quiet and popular cul de sac, on the always in demand Birdland development.

£275,000

John German

Whether looking to move up or down the property ladder, viewing and consideration of this pleasant home is strongly recommended to appreciate its room dimensions and layout of the balanced accommodation, head of cul de sac position and the enhancements done by the current owners.

Situated on the popular Birdland development in walking distance to the convenience shop found on the estate, and in walking distance to the town centre and its wide range of amenities.

Accommodation - An enclosed porch with a part obscure double glazed entrance door opening to the welcoming hall, where stairs rise to the first floor and doors lead to the ground floor accommodation and the refitted guest's cloakroom/WC.

The generously sized lounge has a focal fireplace plus a door to the kitchen and wide French doors leading to the uPVC double glazed constructed conservatory overlooking the garden and providing a lovely seating area with a door to the patio.

The fitted kitchen provides space for a breakfast table and has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, fitted gas hob with an extractor over and oven under, integrated tall fridge and plumbing for a washing machine. A uPVC door opens to the side elevation and a further door leads to the dining room which has a front facing window and further fitted units.

To the first floor the landing has a side facing window providing natural light and doors leading to the three good sized bedrooms, two of which can accommodate a double bed, the spacious master bedroom has a front facing window and pleasant outlook.

Completing the accommodation is the impressive refitted family bathroom which has a white four piece suite incorporating both a panelled bath and a separate shower cubicle with an electric shower over.

Outside - To the rear a paved patio provides a pleasant entertaining area with steps to the garden which has an artificial lawn with space for a summerhouse, shed and greenhouse plus gated access to the front.

To the front is a garden laid to lawn with well stocked borders. A tarmac driveway provides ample off road parking.

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

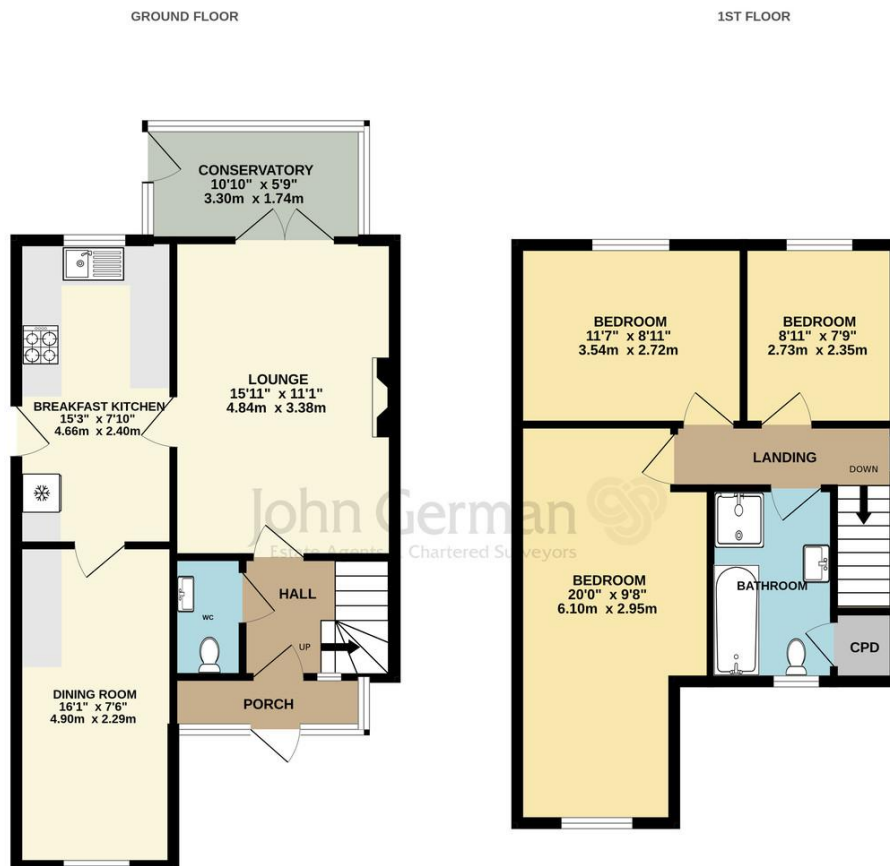
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbcc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06032023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

Agents' Notes

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