

Foxglove Avenue

Uttoxeter, ST14 8UN

John 
German





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£450,000

Attractive modern executive style detached home providing well proportioned and balanced family sized accommodation extending to over 1800 sq.ft, situated in a well regarded and sought after area of town in close proximity to amenities.

If looking for a substantial family home, viewing and consideration of this spacious residence is highly recommended to appreciate its room dimensions and layout briefly comprising four reception rooms and four bedrooms, flexible living, plot, detached double garage and its extremely convenient position.

Situated in walking distance to the convenience shop found on the Birdland development, the town centre and its wide range of amenities are also closeby including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure centre and the multi screen cinema with its ice rink.

Accommodation - A welcoming enclosed porch with a tiled floor has glazed double doors opening to the impressive hall which has oak flooring, stairs rising to the first floor and doors to the spacious ground floor accommodation and the fitted downstairs WC.

The lovely lounge has three dual aspect windows providing natural light plus a focal log burner with a Portuguese sandstone surround and hearth.

The dining room also enjoys ample natural light provided by dual aspect windows including French doors opening to the garden. An arch leads to the well equipped fitted kitchen which has an extensive range of base and eye level units with granite work surfaces and an inset sink unit set below the wide window overlooking the garden, fitted five ring gas hob with extractor hood over, built in double oven and integrated dishwasher. A tiled floor continues into the laundry area where there are matching units plus space for an American style fridge freezer and laundry appliances plus a double glazed door to the garden.

The comfortable sitting room has two side facing windows and a focal entertainment unit plus a door leading to the study which could easily be used as a fifth bedroom if required.

To the first floor the landing has a built airing cupboard, access to loft and doors leading to the four bedrooms, three of which can accommodate a double bed. The family bathroom has a modern white suite incorporating a panelled bath with mixer shower and fitted glazed screen above.

The hugely impressive and spacious master bedroom has a bank of fitted wardrobes to one side and a concealed entrance to the equally impressive en suite bathroom which has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle. Bedroom two has dual aspect windows and the benefit of its own en suite shower room with a three-piece suite.

Outside - To the side of the property there is a pleasant westerly facing garden mainly to lawn with well stocked borders, space for a summerhouse and a paved patio with brick edging providing a lovely entertaining area. It has a remote controlled awning to give shade on those sunny afternoons.

On the opposite side of the property is an enclosed low maintenance garden area presently used as a play area.

To the front is a good sized garden laid to lawn with shrubs and trees. A block paved driveway provides ample parking for several vehicles leading to the detached double garage which has two up and over doors that is presently partitioned to incorporate a workshop/store which has direct access to the garden.

Agents note: Please note has the benefit of solar panels which provide reduced energy costs. We are advised by the vendor they generate an approximate income of £700 per annum.

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/20032023

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













Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2057.12 ft²

191.11 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	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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