

# Sorrel Close

Bentley Fields, Uttoxeter, ST14 8UP

John  
German







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£350,000

**Absolutely immaculate former showhome appointed and presented to a superior standard providing spacious accommodation in a popular and convenient area of town.**

Built by David Wilson Homes in 2021, internal inspection and consideration of this fabulous home is strongly recommended to appreciate its room dimensions and layout including a spacious living dining kitchen at the rear, high specification and condition, plus its popular position.

Situated within easy reach of open spaces and a convenience shop found on the Birdland development, the town centre and its wide range of amenities are also closeby.

Accommodation - A composite entrance door opens to the extremely welcoming and impressive hall where stairs rise to the first floor and doors lead to the ground floor accommodation plus the useful under stairs cupboard and fitted guest's cloakroom/WC.

To the front is the lounge which provides a comfortable seating area with a walk-in bay window providing natural light.

At the rear is the real hub of the home - the fitted living dining kitchen that has space for dining furniture and soft seating. Equipped with a range of base and eye level units with quality work surfaces and inset sink unit, fitted gas hob with extractor over, built in double oven plus an integrated dishwasher and fridge freezer. Additionally there is a useful built in laundry cupboard which has a fitted work surface with space for appliances. Dual aspect windows provide natural light and double glazed French doors open to the lovely rear garden.

To the first floor the pleasant landing has a built in airing cupboard and doors opening to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture, plus the fitted family bathroom which has a contemporary white three-piece suite with complementary tiled splash backs.

The impressive master bedroom has a sizeable walk-in wardrobe with mirror sliding doors and a fitted en suite shower room having a contemporary suite incorporating a double shower cubicle, again with complementary tiled splash backs.

Outside - To the rear a paved patio with brick edging leads to a landscaped garden which is mainly laid to lawn with well stocked borders containing a variety of shrubs plus a further seating area, ideal for outdoor entertaining.

To the front is a garden laid to lawn with well stocked borders. A tarmac driveway provides off road parking with a drive through carport leading to the detached garage which has an up and over door and power.

**Please note:** There is a communal charge of approx. £200 per annum for the maintenance of communal 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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/21112022

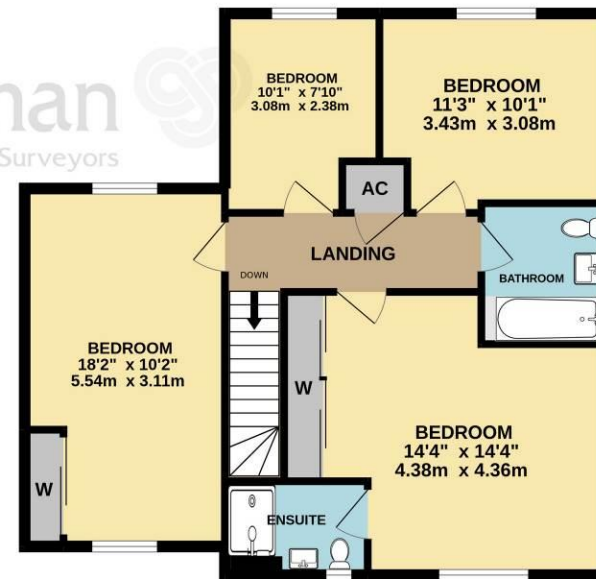
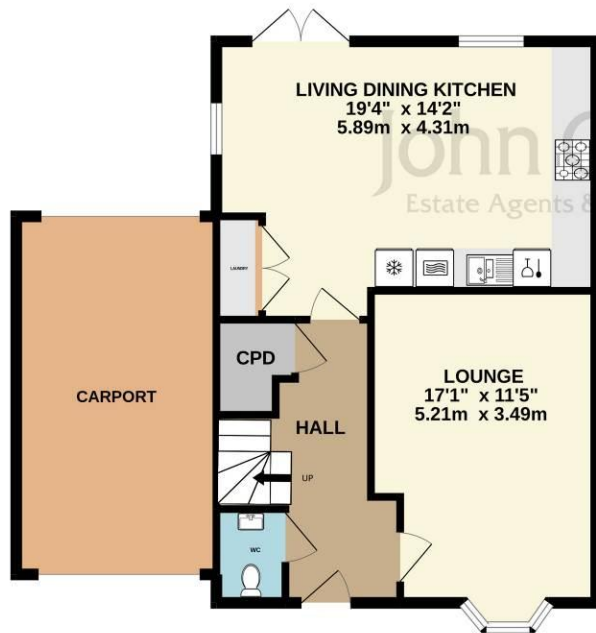
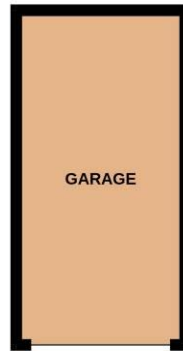
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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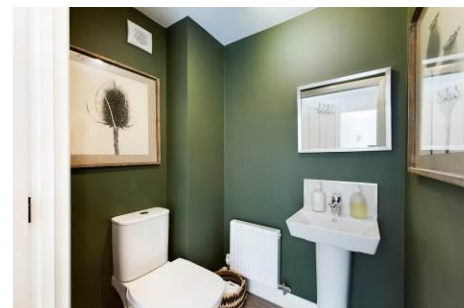
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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**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		94   A
81-91	B	85   B	
69-80	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



