

Sorrel Close  
Uttoxeter, ST14 8UP

John   
German





AEG N36

Double oven unit with stainless steel trim and black glass doors.

Stainless steel range hood mounted above the gas hob.

Countertop area featuring a coffee machine, kettle, toaster, and microwave.

Bay window with white frames and blinds, providing a view of the outdoors.

Two wooden chairs with yellow seats, positioned near a doorway.



# Sorrel Close

Uttoxeter, ST14 8UP

£495,000

**Extremely attractive modern detached executive style home providing well appointed and superbly balanced family sized accommodation occupying a delightful plot and position on this sought after cul de sac within easy reach of the town centre.**



Built by the renowned David Wilson Homes in 2021 on the sought after Bentley Fields development, this fabulous Layton design home deserves to be viewed and given serious consideration to appreciate its well planned and balanced layout, true turn key condition, surprising plot size incorporating a good sized double width driveway and detached double garage, condition and its exact position.

Situated within easy reach of open spaces and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, three tier school system, doctors, train station, modern leisure centre and the multi-screen cinema.

Accommodation - A composite and part obscure double glazed entrance opens to the welcoming reception hall providing an impressive introduction of the home with stairs rising to the first floor and doors leading to the spacious ground floor accommodation and the fitted cloakroom/WC.

The real hub of the home is the open plan living dining kitchen, the dining area and soft seating area having a walk-in bay window to the front elevation and the well equipped kitchen having an extensive range of units with work surfaces and inset sink unit, fitted gas hob with extractor hood over, built in double oven, integrated dishwasher and fridge freezer. Additional light comes from the walk in bay window at the rear with French doors opening to the pleasant patio.

The fitted utility room has a range of matching units with work surfaces and inset sink unit, space for appliances and a part double glazed door to the garden.

Also at the rear of the property is the lounge enjoying an abundance of natural light provided by triple aspect windows including French doors opening to the patio.

Completing the ground floor is a further separate reception room making an ideal study, play room or family room.

The first floor landing has a built in airing cupboard and doors leading to the four good sized bedrooms plus the superior fitted family bathroom which has a white four piece suite incorporating both a panelled bath and a separate shower cubicle with mixer shower over.

The spacious master bedroom has a fitted bank of wardrobes and dual aspect windows plus the benefit of a superior fitted en suite shower room also having a white suite incorporating a double shower cubicle.

Outside - To the rear a wide patio provides a pleasant entertaining area leading to the equally wide lawned garden that is enclosed to three sides with shrub borders and gated access to the side driveway.

To the front is a garden laid to lawn with well stocked borders containing a variety of shrubs and plants. Shared vehicular access leads to the wide driveway at the side providing ample off road parking for several vehicles and to the detached double garage which has two up and over doors and power points.

**Please note:** There is an annual charge of approx. £160 for the maintenance of communal areas.

**what3words:** comb.nights.windmill

**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.

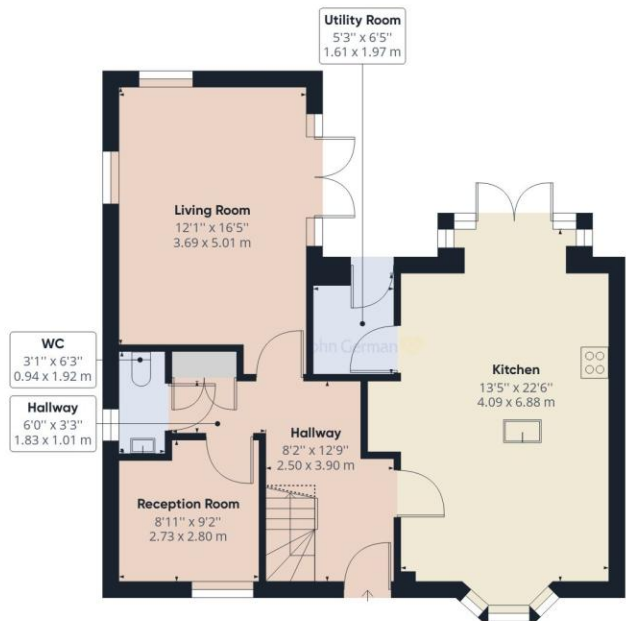
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17052023

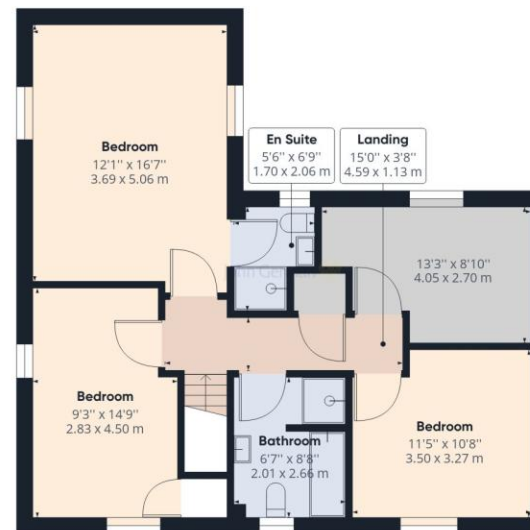
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

1837.70 ft<sup>2</sup>  
170.73 m<sup>2</sup>

**Reduced headroom**

8.40 ft<sup>2</sup>  
0.78 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



### 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		93 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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



