## Vicarage Drive Stramshall, Uttoxeter, ST14 5DL



John German





Generously sized semi detached home with well maintained accommodation, in need of cosmetic updating. Occupying a pleasant cul de sac position backing onto fields in this popular village.

NO UPWARD CHAIN

£280,000



For sale with no upward chain involved, viewing of this well proportioned home is recommended whether looking to move up or down the property ladder, to appreciate its plot enjoying far reaching views to the rear, its potential, size and lovely village position.

Situated in the quiet village of Stramshall in walking distance to the active village hall and several walks over surrounding countryside are also on the doorstep. The town of Uttoxeter and its wide range of a menities is only a short drive away as are the world headquarters of JCB and the A50 dual carriage way which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A tiled canopy storm porch with a uPVC double glazed entrance door leads to the hall where stairs rise to the first floor with storage cupboards beneath, a further built in storage cupboard and doors to the spacious ground floor accommodation and guest's doa kroom/WC.

The well proportioned lounge/dining room extends to the full depth of the property having a front facing window and a further window to the rear into the conservatory.

A door leads to the fitted kitchen which has a range of base and eye level units with fitted work surfaces and inset sink unit set below a garden facing window enjoying pleasant views. There is space for a cooker and further appliances plus a door returning to the hall. An arch leads to the pleasant brick and uPVC double glazed conservatory having power points, a lovely outlook over the garden and French doors to the patio. To the first floor the landing has a built in airing cupboard and doors leading to the three good sized be drooms, two of which can a ccommodate a double bed and all have built in storage/wardrobes.

Completing the accommodation is the fitted bathroom which has a white three piece suite with tiled walls, heated towel rail and a rear facing window.

Outside - To the rear is an endosed garden enjoying a good degree of privacy and fabulous views over the adjoining fields. There are several seating a reas positioned to take advantage of the sun and views, well stocked beds and borders, a lawned a rea, useful brick builtshed and side gate d a ccess.

To the front is a garden laid to lawn with well stocked borders containing a variety of shrubs and plants. A tarmac drive way provides off road parking with wrought iron double gates leading to a side carport.

what3words:legroom.cases.snows

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

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

Useful Websites: <u>www.eaststaffs.gov.uk</u>

www.gov.uk/govemment/organisations/environment-agency Our Ref: JGA/22052023

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

















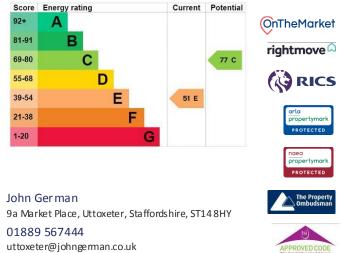


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