

# Vicarage Drive

Stramshall, Uttoxeter, ST14 5DL



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

£260,000

John German 

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 amenities is only a short drive away as are the world headquarters of JCB and the A50 dual carriageway 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 cloakroom/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 bedrooms, two of which can accommodate 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 enclosed garden enjoying a good degree of privacy and fabulous views over the adjoining fields. There are several seating areas positioned to take advantage of the sun and views, well stocked beds and borders, a lawned area, useful brick built shed and side gated access.

To the front is a garden laid to lawn with well stocked borders containing a variety of shrubs and plants. A tarmac driveway 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:** [www.eaststaffs.gov.uk](http://www.eaststaffs.gov.uk)

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

**Our Ref:** JGA/22052023

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



Ground Floor



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Approximate total area<sup>(1)</sup>  
959.54 ft<sup>2</sup>  
89.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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