

Davies Drive  
Uttoxeter, ST14 7EG



Well maintained traditional semi detached home providing generously sized accommodation with scope for cosmetic updating, suitable for a variety of buyers and occupying a pleasant plot with parking and a good sized garage.

NO UPWARD CHAIN

£180,000



John German

For sale with no upward chain involved, viewing and consideration of this well proportioned home is strongly recommended to appreciate its dimensions and its plot, whether looking for your first home or to move along the property ladder.

Situated in a popular area within easy walking distance of the local convenience shop and other facilities are close by including a first school and open spaces. The town centre and its wide range of amenities are easily reached as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A brick base and uPVC double glazed constructed enclosed porch with a part obscure glazed door opens to the hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

The generously sized lounge has a focal living flame effect electric fire and surround plus a wide front facing window providing an abundance of natural light.

To the rear is the fitted dining kitchen which extends to the full width of the home having a range of base and eye level units with work surfaces, inset sink unit set below the window overlooking the garden, space for a cooker with extractor over, space for further appliances and a useful under stairs cupboard. The dining area has a focal fireplace and uPVC double glazed sliding doors opening to the patio and garden.

To the first floor the landing has a built in airing cupboard housing the wall mounted combination central heating boiler, access to the loft and a side facing window.

Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and the third bedroom having a fitted single bed above the over stair bulkhead.

Completing the accommodation is the fitted family shower that has a white suite incorporating a large double shower cubicle with a mixer shower over plus fully tiled and dad walls.

**Outside** - To the rear a patio provides a pleasant entertaining area with a dwarf wall leading to the good sized garden which is mainly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, enclosed to three sides by panelled fencing and an established hedge. There is space for a shed and greenhouse.

To the front is a lawned garden with well stocked beds and borders enclosed to three sides. A tarmac driveway provides off road parking leading to the good sized attached garage which has power and light, a pedestrian door to the garden and direct access into the property.

**what3words:** shifts.ambushed.parkland

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

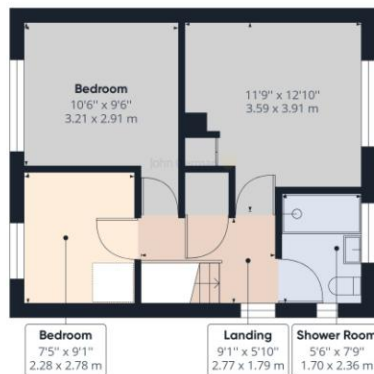
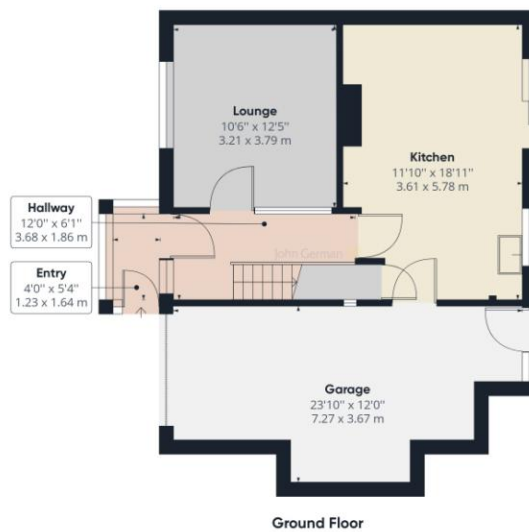
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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

**Our Ref:** JGA/250523

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



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**Approximate total area<sup>(1)</sup>**  
1077.98 ft<sup>2</sup>  
100.15 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### 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.

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