

# Chaffinch Drive

Uttoxeter, ST14 8UE



Beautifully presented modern semi detached home, suitable for variety of buyers. Situated on the always in demand Birdland development, with no upward chain involved.

£225,000



John German

Whether looking for your first home, house move or buy to let investment, viewing of this hugely impressive three bedroom home is strongly recommended.

Occupying a pleasant position on the well regarded Birdland development, in close proximity to the convenience shop on the estate and in easy reach of the town centre and its wide range of amenities.

A canopy porch with a uPVC part obscured double glazed entrance door opens to the hall, having doors to the ground floor accommodation and the fitted downstairs WC.

The well proportioned lounge has a focal fireplace with a gas living flame effect fire, stairs rising to the first floor with a cupboard beneath and two wall light points.

A glazed door leads to the dining room which a wide French doors opening to the rear garden and an arch opening to the fitted kitchen which has a range of base and eye level units with worktops and inset sink unit set below the window overlooking the garden, fitted gas hob with extractor over and oven under, plus space for further appliances.

The landing has a built in airing cupboard housing the combination gas central heating boiler and doors leading to the three bedrooms, two of which can accommodate a double bed, and the fitted family bathroom which has a white three piece suite with a panelled shower bath with an electric shower and fitted glazed screen above, plus tiled splashbacks.

Outside to the rear, a shaped paved patio with dwarf walls and steps leads to the garden which is laid to lawn with borders plus a further paved seating area and shed to the bottom of the garden. Enclosed to three sides and enjoying a degree of privacy.

To the front is a double width driveway providing off road parking with a border.

What3words: trainers.blackbird.signal

**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/13062023

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







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	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.

**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.

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