

Plot 1, rear of Sunnylea

Park Street, Uttoxeter, ST14 7AW



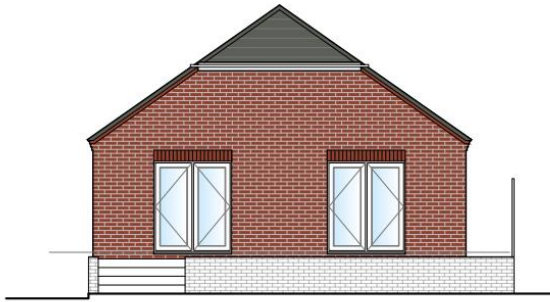
Proposed South West Elevation

Scale 1 : 100



Proposed South East Elevation

Scale 1 : 100



Proposed North East Elevation



Proposed North West Elevation



Nearing completion and now ready for viewings!

Book now and come for our early preview

Exciting new build contemporary bungalows set in a very private tucked away location with-in walking distance of the town centre with a bus stop opposite

Designed with stunning modern, open plan living, dining and kitchen areas opening directly out onto private gardens, three bedrooms, and master en suite and main bathroom. Off road parking.

£325,000

John German

Entrance to the property will be via an entrance hall that runs through the centre of the property providing access to all of the main living spaces.

Proceed past the master bedroom featuring an en-suite shower room with double shower wash basin and WC. There are two further well proportioned bedrooms.

The main bathroom is fitted with a full four piece suite comprising WC, wash basin, panelled bath and a separate shower enclosure.

To the rear of the property with lovely views over the rear garden is a stunning open plan living space with two sets of French doors opening straight out onto the terrace. There is plenty of living and dining space and to one end is the fitted kitchen with double oven, hob, extractor and integrated dishwasher.

There is a spacious storage/utility cupboard with plumbing for a washing machine.

Externally there are two car parking spaces and to the rear there will be a terrace accessed from the rear of the property with steps leading to the private garden.

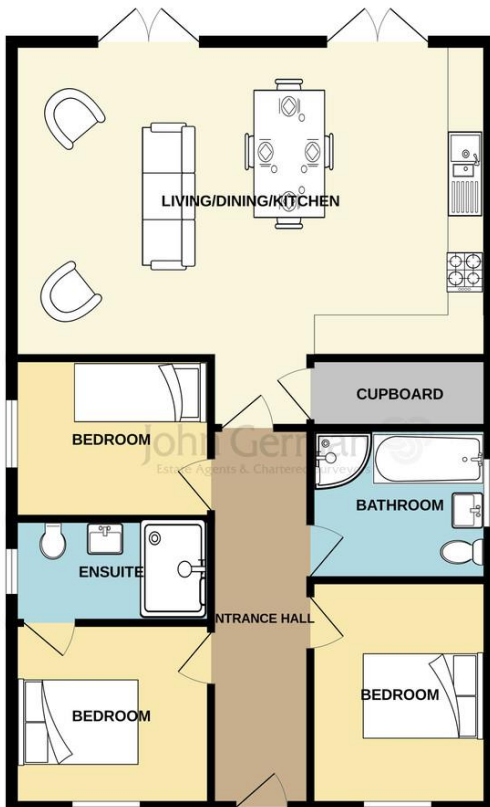
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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. There will also be solar panels.

Our Ref: JGA/05062023



GROUND FLOOR



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.

John German

9a Market Place, Uttoxeter,
Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

AWAITING EPC MEDIA

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