

Swallow Close

Uttoxeter, ST14 8TS

John 
German





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£415,000

Situated on the edge of Uttoxeter Town Centre and a short drive Uttoxeter Racecourse and the A50 commuter link, this refurbished detached, spacious family home offers a versatile living space.



Entrance to the property is via a storm porch having a replacement double glazed entrance door with full height side panels leading to a welcoming entrance hall that has laminate flooring, doors off to the ground floor living accommodation, a central heating radiator and stairs to the first floor landing.

A generous lounge has a focal point contemporary linear gas fire, a box bay window overlooking the front, fitted carpet, radiator, coved ceiling and wall lights.

At the end of the hallway sits a stunning dining kitchen fitted with a comprehensive range of cream base and eye level units with glazed display unit and under unit lighting, granite worksurfaces and upstands, tiled splashbacks, inset one and a half bowl sink unit with mixer tap, integrated dishwasher, range cooker, tiled floor, window overlooking the rear garden and coved ceiling. There is a large dining space which is open plan to the garden room overlooking the rear garden having a central heating radiator, laminate flooring, central heating radiator, wall lights and bi-fold doors which open out onto the patio.

On the opposite side of the kitchen sits a useful utility room fitted with matching base and eye level units with roll edge worksurface, space for two large fridge freezers, tiled floor, window and entrance door opening to the side elevation. A courtesy door to the garage and a further door leads to the guest cloakroom fitted with a low flush WC with storage cupboard above, one and a half bowl stainless steel sink with storage beneath and a window to the rear.

On the first floor landing is a built-in airing cupboard, coved ceiling, fitted carpet and doors to the bedrooms and bathroom. The master bedroom is a fabulous size with a window overlooking the front elevation, fitted wardrobes, coved ceiling, fitted carpet and a central heating radiator. The en-suite has been refitted with a full three piece suite comprising low flush WC, shower enclosure with rain shower head and separate adjustable shower head and a ceramic wash basin sat on a vanity unit with cupboard storage under. There is a mirror with built in lighting, extensive wood effect ceramic tiling, ceiling spotlights and window to the front.

There are four remaining bedrooms, three of which have fitted wardrobes and all have central heating radiators and fitted carpets. The family bathroom completes the internal accommodation and is fitted with a high quality four piece suite comprising twin wash basins set on vanity units with built in storage, low flush WC, double ended bath with electric shower over and glass screen, extensive ceramic tiling, tiled floor, chrome heated towel rail and window to the rear.

Outside the front of the property is mainly block paved to provide extensive off road parking as well as access to the integral garage. A low maintenance front garden is planted with evergreen shrubs and an ornamental tree providing year round interest and colour. Gated access to the side leads to a fully enclosed and landscaped rear garden being mainly laid to lawn with a large paved patio area adjacent to the rear of the house and a second paved seating area to the bottom of the garden. Corner beds are planted with a carefully selected range of ornamental plants with a view to easy maintenance and a wooden pergola sits over a small timber deck.

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.

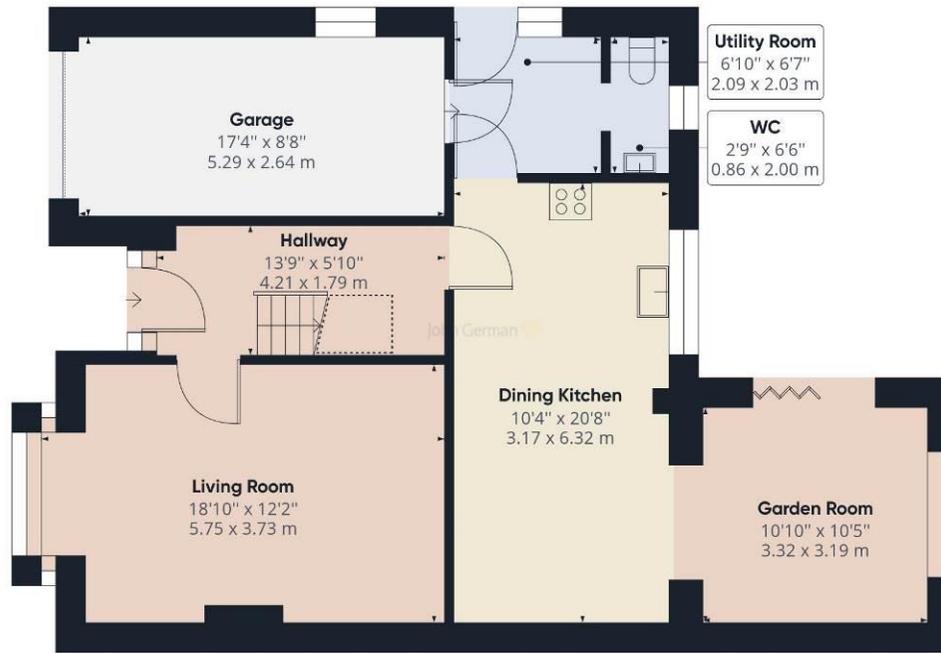
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA230623

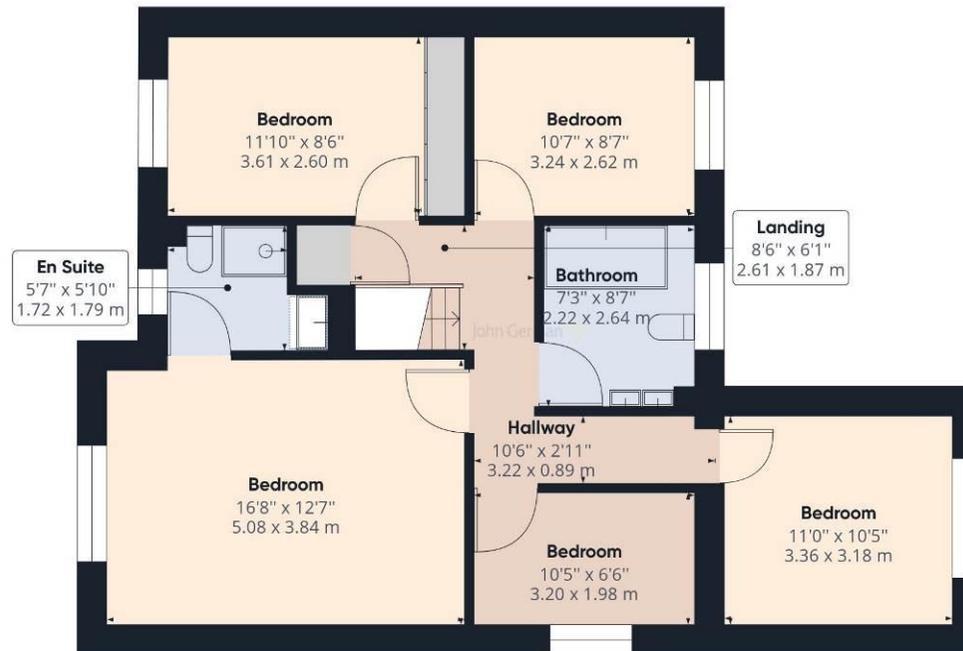
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1654.30 ft²
153.69 m²

Reduced headroom

15.67 ft²
1.46 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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