

# Church Farm Close

Stramshall, Uttoxeter, ST14 5AL

John German





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Offers in region of £350,000

**NO UPWARD CHAIN**

Extremely well presented, stylish detached home with extended family sized accommodation appointed to a high standard, situated on a private and quiet cul de sac in the heart of this popular village.



Internal inspection and consideration of this lovely family home is recommended to appreciate its standard and condition, extended ground floor space and its delightful cul de sac position.

Situated in the heart of the village within walking distance to its amenities which include the active village hall, playing fields, allotments and church. Several walks through the surrounding countryside are also on the doorstep. The town of Uttoxeter and its wide range of amenities are 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 canopy storm porch with a composite entrance door opens to the hall which has a tiled floor and doors leading to the fitted downstairs WC and ground floor accommodation.

The spacious lounge has a focal fireplace with a log burner set on a tiled hearth and a deep walk in bay window to the front providing natural light. Stairs rise to the first floor with a useful under stairs cupboard beneath and there is a feature tiled floor.

To the rear of the property is the hub of the home - the extremely impressive fitted breakfast kitchen with an extension that could be used for either dining or soft seating. There is an extensive range of base and eye level units with granite work surfaces and matching breakfast bar, inset sink unit set below the window overlooking the garden, space for a range stove with extractor hood over, integrated dishwasher and space for further appliances. Additional light comes from the extension which has dual aspect windows including wide French doors opening to the garden.

Completing the ground floor space is the fitted utility room which has the same units as the kitchen, space for appliances and doors to both the garden and the garage.

To the first floor the pleasant glass balustraded landing has a built in airing cupboard and a feature wall plus doors leading to the four bedrooms, two of which have built in wardrobes and one benefits from a quality en suite shower room having a modern white three piece suite.

Completing the accommodation is the luxury family bathroom which has a contemporary white four piece suite incorporating both a standalone bath with a mixer tap and shower attachment angled toward the TV set into the wall and a separate corner shower cubicle.

Outside - To the rear a paved patio with brick edging provides a lovely entertaining area leading to the garden laid to lawn with shrub borders enclosed to three sides with gated access to the front.

To the front is a wide tarmac driveway providing off road parking for several vehicles leading to the integral garage.

**what3words:** wonderful.dollar.worker

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

**Services:** Oil fired central 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.

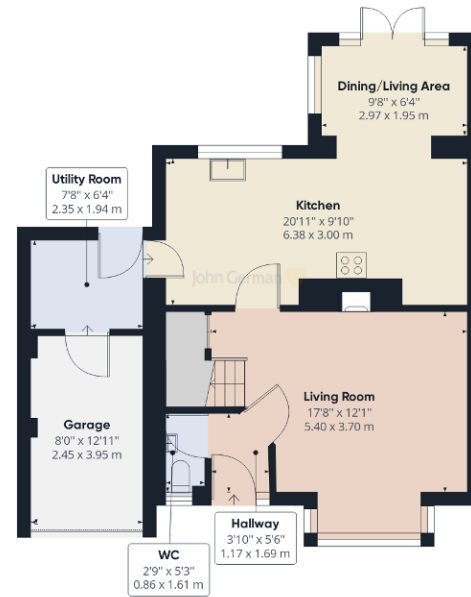
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07072023

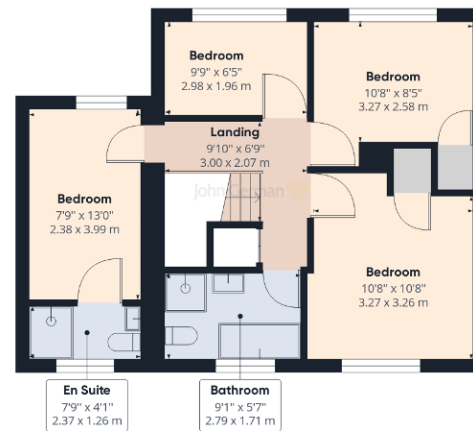
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1260.54 ft<sup>2</sup>


117.11 m<sup>2</sup>

**Reduced headroom**

2.11 ft<sup>2</sup>

0.20 m<sup>2</sup>

(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.

**GIRAFFE360**



### 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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