

# Lark Rise

Uttoxeter, ST14 8SZ

John   
German





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£400,000

Well proportioned modern style home providing balanced family sized space with much improved accommodation, occupying a pleasant corner plot on the sought-after Birdland development.



Internal inspection and consideration of this deceptively spacious family sized home is strongly recommended to appreciate its remodelled and extended layout, room dimensions, improved condition and its exact position.

Situated on this always in demand development that is within easy access of the convenience shop found on the estate plus the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well regarded three tier school system, doctors, train station, modern leisure centre and the multi screen cinema.

Accommodation - A composite part obscure double glazed entrance door opens to the enclosed porch which has a part glazed door leading to the hall where stairs rise to the first floor and doors open to the spacious extended ground floor accommodation and the refitted downstairs WC which has a sensor light.

To the right is the study, or snug, depending on your needs, having a front facing window and a door leading to the utility room which in turn provides direct access into the garage.

Back to the hall and on your left is the lounge having a wooden strip floor, a lovely focal fireplace in a feature surround and a front facing window provides natural light. An arch leads to the hugely impressive extended open plan fitted dining kitchen having a comprehensive range of base and eye level units including a corner larder cupboard, fitted work surfaces and inset sink unit set below a rear facing window, fitted gas hob with stainless steel extractor hood over, built in double oven plus space for further appliances. There is a useful under stairs cupboard and wide French doors open to the rear patio and garden.

Completing the generously sized living space is the excellent living room having a focal fireplace housing a log burner, wide French doors leading to the patio and feature ceiling lighting.

The first floor landing has an airing cupboard housing the combination central heating boiler and a rear facing window. Doors lead to the five bedrooms, four of which can easily accommodate a double bed. The spacious master bedroom has the benefit of a luxury refitted en suite bathroom having a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with complementary tiled splash backs. The second bedroom also has its own en suite shower room having a modern white three piece suite. Completing the accommodation is the refitted family bathroom which has a white three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above and complementary tiled splash backs.

Outside - To the rear a wide natural stone paved patio and timber decking provide a pleasant entertaining area leading to the garden which is predominantly laid to lawn with well stocked borders, fencing to three sides and gated access to the front. To the side elevation there is space for sheds/storage. To the front are well stocked borders and a wide tarmac driveway providing off road parking for several vehicles leading to the garage which has an up and over door.

what3words: provider.qualifier.birthing

**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.

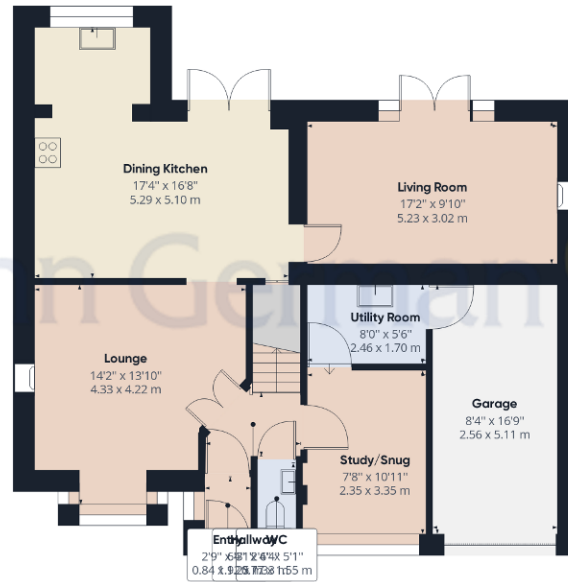
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24072023

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





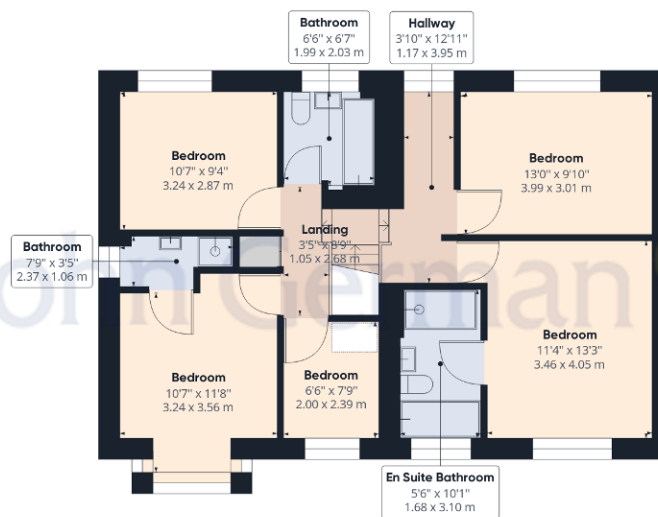


Ground Floor

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

1721.84 ft<sup>2</sup>

159.96 m<sup>2</sup>



Floor 1

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01889 567444

uttoxeter@johngerman.co.uk

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



