

Skylark Close

Uttoxeter, ST14 8UA

John 
German





Skylark Close

Uttoxeter, ST14 8UA

£375,000



Attractive modern style detached home providing balanced family sized accommodation, occupying a lovely plot & position at the head of a popular cul de sac on the sought after Birdland development.

For sale with no upward chain involved, viewing of this delightful family home is strongly advised to appreciate its layout and ground floor space, delightful garden enjoying a degree of privacy and its exact position. Recently redecorated throughout by the current owners, there is scope for personalisation being able to choose and fit your own floorings. Situated at the head of a popular and quiet cul de sac on the always in demand Birdland development, within easy walking distance to the convenience shop found on the estate, plus open play areas. The town centre and its wide range of amenities are also close by.

A uPVC part obscured double glazed entrance door with matching side light, opens to the entrance hall having stairs rising to the first floor with a useful understairs cupboard beneath and doors leading to the spacious ground floor accommodation.

The well proportioned lounge extends to the full depth of the home, having a focal gas fire with feature surround, walk in bay window to the front and wide uPVC double glazed sliding patio doors to the garden. Double doors open to the dining room which could equally be used as a sitting room, also having wide uPVC double glazed sliding patio doors to the rear garden and a door returning to the hallway.

The spacious fitted dining kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the frontage, fitted gas hob with an extractor over and electric oven under, space for further appliances and additional natural light provided by a window to the opposite side and a part glazed door opening to the outside.

Completing the ground floor space is the utility room which has a fitted work surface and base level unit with inset sink unit, space for appliances and a side facing window, plus a door to the downstairs WC.

To the first floor, the landing has access to the loft and a built in airing cupboard housing the pressurised hot water cylinder, plus doors opening to the four bedrooms. Three of the bedrooms benefit from built in wardrobes with the good sized master also benefitting from an en suite shower room, having a three piece suite. Finally there is a fitted family bathroom, which also has a white three piece suite with complementary tiled splashbacks.

Outside, to the rear, a paved patio with brick edging provides a pleasant entertaining area leading to the garden which is mainly laid to lawn and enjoys a degree of privacy, having well stocked beds and borders and timber fencing to three sides. A paved path extends to the side of the property, leading to the front elevation.

To the front is a tarmac driveway providing off road parking for several vehicles, leading to the attached double garage which has two up and over doors, plus power points and light.

What3words: unicorns.surviving.revision

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.

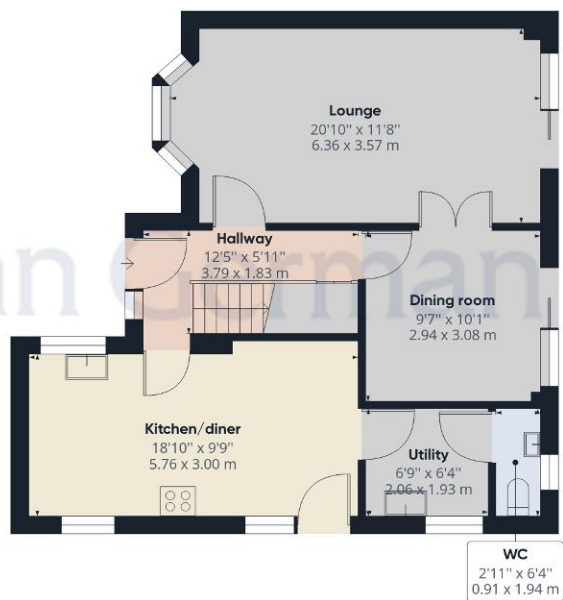
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/04082023

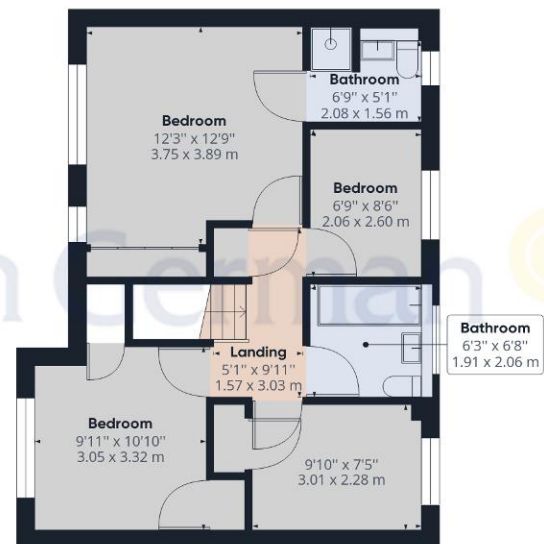
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1527.70 ft²

141.93 m²

(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.

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		81 B
69-80	C		
55-68	D	67 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



