

Brooklands Close

Uttoxeter, ST14 8UH



Beautifully presented and vastly improved modern detached home situated on a quiet cul de sac on the always in demand Birdland development.

£280,000

John German 

Whether looking to move up or down the property ladder, internal inspection and consideration of this delightful home is highly recommended to appreciate the improvements done by the current owner including replacement kitchen and bathrooms, its condition throughout and exact position.

Situated on the sought after Birdland development, within easy reach of the convenience shop and play areas found on the estate, plus the town centre and its wide range of amenities.

A uPVC part obscured double glazed door opens to the welcoming hall where additional light comes from the front facing window, stairs rise to the first floor with useful under stairs drawers beneath and doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two piece suite and a chrome effect towel rail, plus a side facing window.

The pleasantly sized lounge has a focal fireplace with a marble hearth and uPVC double glazed French doors with side panels opening to the brick and uPVC double glazed constructed conservatory which provides further living space having power points and light, plus French doors leading to the garden.

The separate dining room has a front facing window and a doorway leading to the impressive refitted breakfast kitchen having a range of base and eye level units with work surfaces and matching breakfast bar with appliances space beneath, inset sink unit set below the rear facing window, fitted stainless steel gas hob with an extractor hood over and double oven under, integrated dishwasher and washing machine, additional appliance space and a uPVC part obscured double glazed door opening to the side elevation.

To the first floor, the landing has a built in airing cupboard, access to the loft and doors leading to the three bedrooms. The front facing master has a refitted en suite shower room which has a white contemporary three piece suite incorporating a corner shower cubicle with a mixer shower above and half tiled walls.

Completing the accommodation is the equally impressive refitted family bathroom, also having a white contemporary three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above and half tiled walls. Outside, to the rear, a paved patio leads to the garden which is mainly laid to lawn with slate shale borders containing a variety of shrubs, a further paved seating area to the bottom of the garden and space for a shed.

To the front is a garden laid to lawn with shrub bed. A tarmac driveway provides off road parking, timber double gates open to the side of the property providing further secure parking or seating if desired, leading to the detached single garage which has an up and over door plus power points and light.

What3words: faster.priced.digesting

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: JGA/29082023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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

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.

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