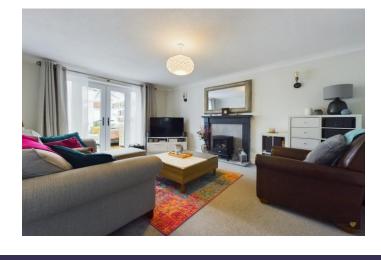
Brooklands Close Uttoxeter, ST14 8UH





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

£280,000





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

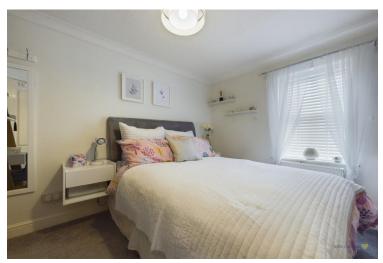
 $\textbf{Local Authority/Tax Band:} \ \textbf{East Staffordshire Borough Council / Tax Band C}$



















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