

# St. Catherines Close

Uttoxeter, ST14 8EF

John German



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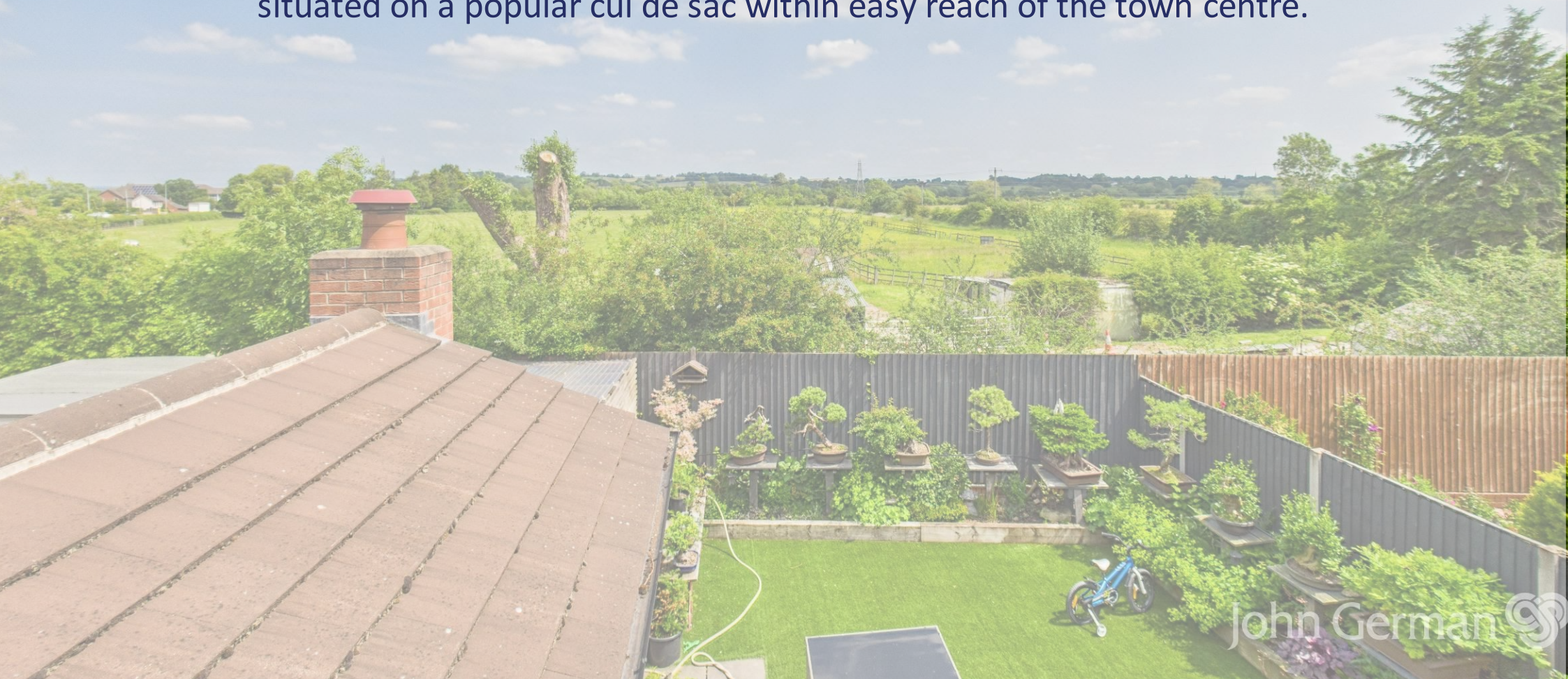


# St. Catherines Close

Uttoxeter, ST14 8EF

£355,000

Attractive modern style detached home with superbly presented and much improved accommodation including an impressive ground floor extension, situated on a popular cul de sac within easy reach of the town centre.



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Internal inspection of this excellently presented, extended and remodelled family sized home is strongly recommended to appreciate its layout including an open plan refitted dining kitchen, condition and its exact cul de sac position. Situated towards the edge of Uttoxeter, yet still within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctors, the modern leisure centre and gyms, plus the multi-screen cinema.

A replacement composite and part obscured double glazed entrance door opens to the welcoming and impressive hall where stairs rise to the first floor having a useful understairs cupboard below and doors lead to the extended ground floor accommodation.

The generously sized lounge has a focal inset living flame gas fire and a wide front facing window providing light. Double doors open to the real hub of this impressive home, the spacious refitted dining kitchen, which has a range of base and eye level units with quality quartz work surfaces and a matching breakfast bar, inset sink unit set below the window overlooking the rear garden, fitted induction hob with a contemporary hood over and oven under, plus integrated appliances including a microwave, dishwasher and fridge freezer. The dining area has feature wall panelling and opens to the extremely impressive family room, having a vaulted ceiling and a focal log burner (presently concealed), tiled floor and both a window and French doors opening to the garden.

Completing the ground floor space is the utility room which has matching units and worktops to the kitchen, inset sink unit set below the side facing window, space for appliances, door to the garden and also a door to the downstairs WC which provides internal access to the garage.

To the first floor, the landing has a built in airing cupboard and access to the loft, plus doors leading to the four good sized bedrooms, three of which can accommodate a double bed, and the refitted family bathroom which has a white contemporary suite incorporating a panelled bath with a mixer shower and fitted glazed screen above. The spacious master has a built in double wardrobe with sliding doors and a lobby area leading to the refitted en suite shower room, also having a white contemporary suite incorporating a double shower cubicle with a mixer shower over. The bedrooms to the rear enjoy a wonderful far reaching view over fields and the countryside beyond.

Outside to the rear, a paved patio leads to an artificial lawn which has well stocked borders and is enclosed to three sides and enjoys a degree of privacy. To the front is a garden laid to lawn with borders. A double width driveway provides off road parking for three-four cars, leading to the garage which has power points and light.

What3words: clarifies.minute.started

**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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

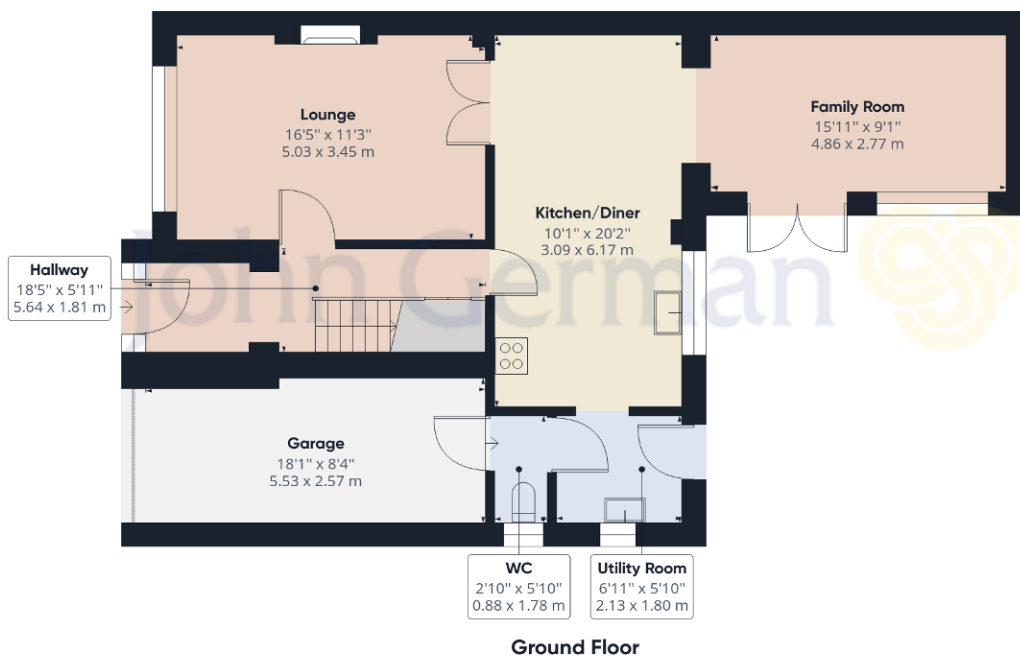
**Our Ref:** JGA/08092023

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





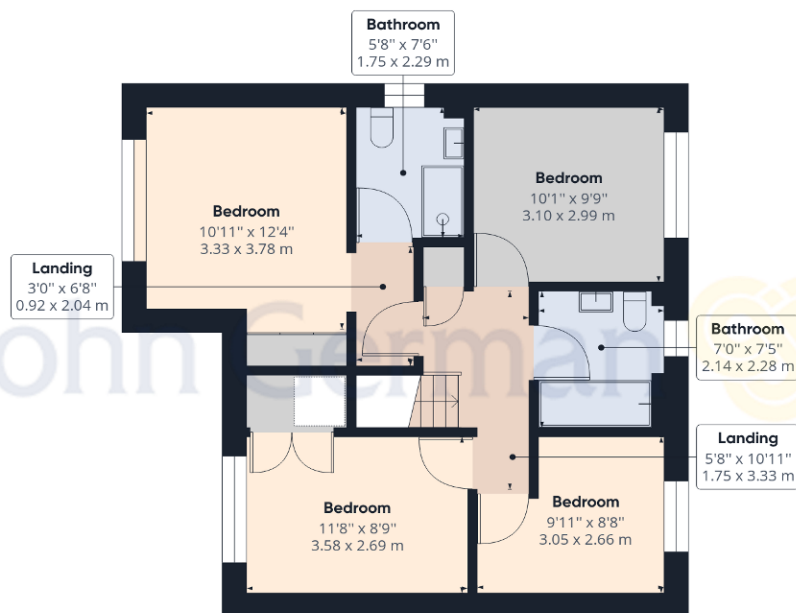




**Approximate total area<sup>(1)</sup>**

1479.79 ft<sup>2</sup>

137.48 m<sup>2</sup>



(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.

**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		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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