

Sorrel Close

Uttoxeter, ST14 8FE

John
German



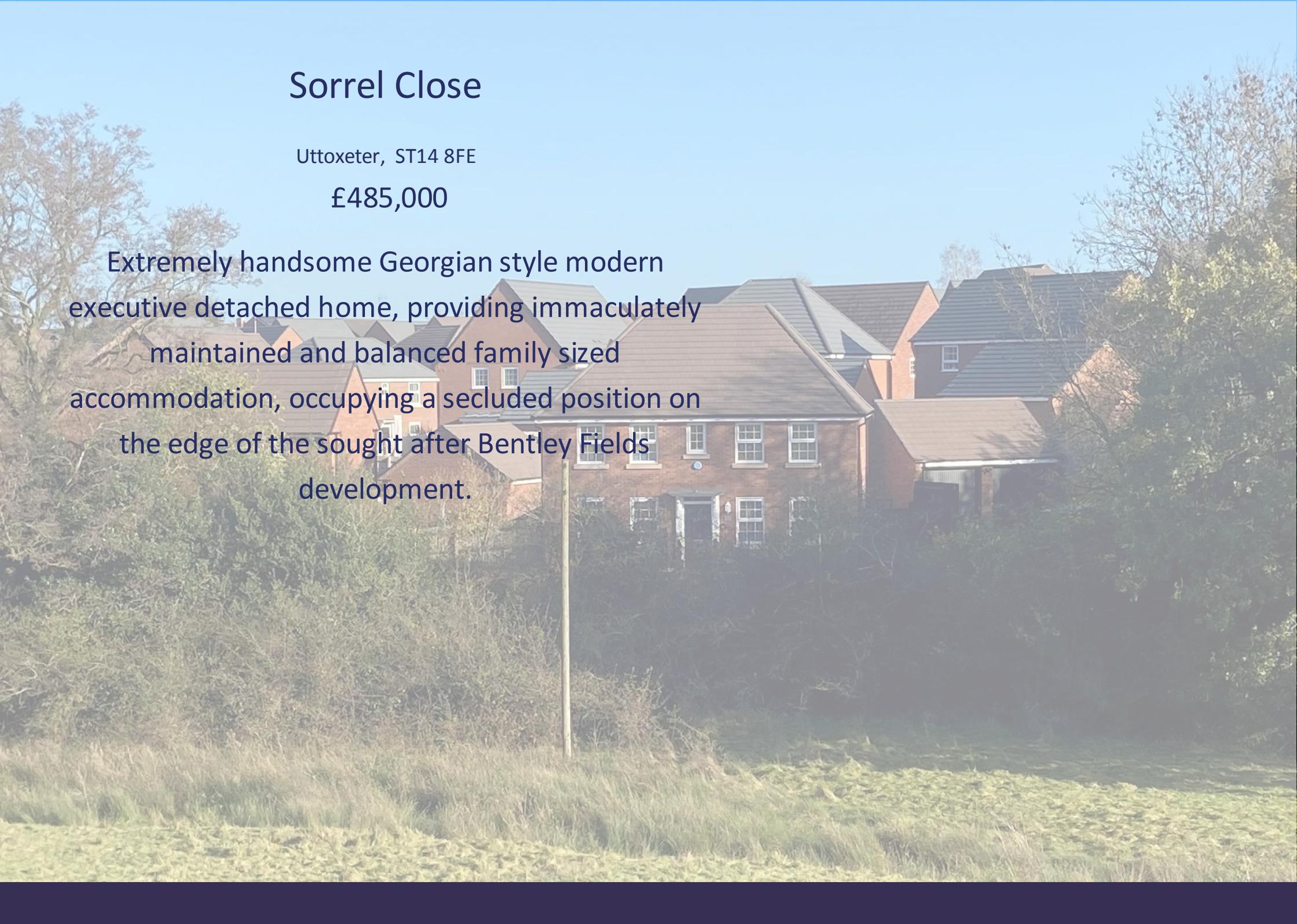


Sorrel Close

Uttoxeter, ST14 8FE

£485,000

Extremely handsome Georgian style modern executive detached home, providing immaculately maintained and balanced family sized accommodation, occupying a secluded position on the edge of the sought after Bentley Fields development.



Built by David Wilson Homes in 2021, the Chelworth provides generously sized and well planned family accommodation extending to over 1500 sq ft, which has been immaculately maintained and enhanced by the current owner. Viewing is absolutely imperative to appreciate the home's turnkey condition, delightful landscaped rear garden and most notably the extremely pleasant outlook over fields to the front.

Situated on the edge of Bentley Fields, a development of only 69 houses, within walking distance to local amenities and the wide range of amenities in the town centre, which include the well regarded 3 tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi-screen cinema and the modern leisure centre.

A composite part obscured double glazed entrance door leads to the extremely welcoming central hall providing an impressive introduction to the home and a true indication of the spacious accommodation to follow, having stairs rising to the first floor with an understairs cupboard, front facing window providing further light and doors leading to the ground floor living space and the downstairs WC.

To the front is a generously sized lounge having two windows enjoying a pleasant outlook over fields. A door leads to the separate dining room which has wide French doors and side panels overlooking the rear garden and providing direct access to the patio.

The real hub of this home is the spacious living dining kitchen providing space for both a dining suite and soft seating. The kitchen has an extensive range of base and eye level units plus an island with quality work surfaces and inset sink unit set below the window overlooking the rear garden, a fitted hob with extractor hood and glazed splashback over, built in electric oven and further combination oven, plus an integrated dishwasher and fridge freezer. Wide French doors and side panels in the living area provide access to the patio and garden and a further part glazed door returns to the hall. a further door leads to the utility room, which has a worksurface and inset sink unit with cupboard below, appliance space and a composite part obscured double glazed door to the side patio.

Completing the ground floor space is the third reception room, making an ideal study, sitting room or playroom depending on your requirements.

To the first floor the extremely pleasant landing has a glass balustraded staircase, front facing window providing natural light, built in airing cupboard and doors leading to the four good size bedrooms, all of which can accommodate a double bed and furniture with the rooms to the front enjoying the lovely outlook over fields. The spacious master has built in wardrobes to one side and the benefit of a superior en-suite bathroom which has a fitted four piece white suite incorporating both a panelled bath and a separate double shower cubicle. Finally there is the family bathroom, also having a white four piece suite incorporating both a panelled bath and separate double shower cubicle.

Outside, to the rear a wide paved patio leads to the enclosed landscaped garden laid predominantly to lawn with raised stone beds plus a further patio area to the side elevation and gated access to the front.

To the front a tarmacked driveway and turning point provides off road parking, leading to the detached double garage which has two up and over doors, power points and light.

Please note: We are advised there is a small charge for the maintenance of communal area of approx. £145 every 6 months.

What3Words: ideas.century.daydream

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: JGA21112023

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

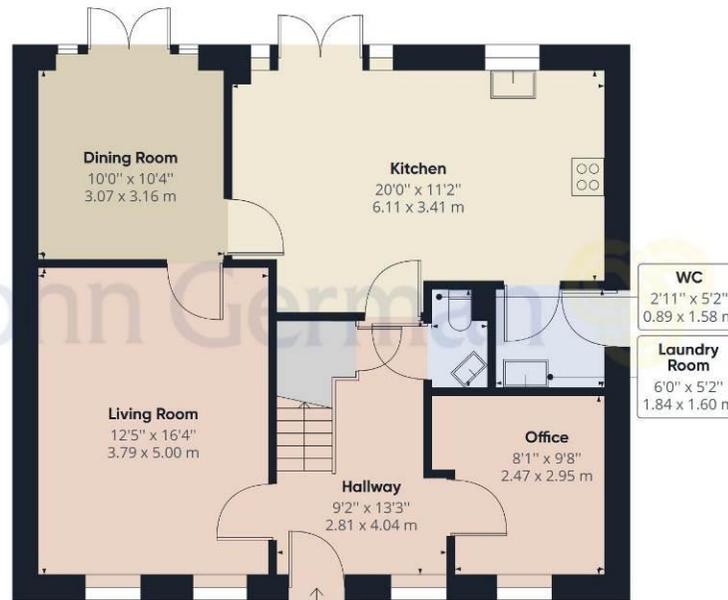












Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1597.32 ft²

148.40 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		93 A
81-91	B	86 B	
69-80	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



