

# Northfield Close

Uttoxeter, ST14 7HJ



Realistically priced detached home in need of comprehensive improvement offering a huge amount of potential, situated on a popular cul de sac within Uttoxeter.

NO UPWARD CHAIN

£200,000

John German

For sale with no upward chain involved, consideration and inspection of this detached home is essential to appreciate its potential. Already having a kitchen extension to the rear, this would be an ideal project for a home owner or investor.

Situated on a popular cul de sac with a westerly facing rear garden, local amenities include a Tesco Express mini supermarket. There are also open spaces and a public house closeby and the town centre with its range of amenities are also easily reached.

Accommodation - A uPVC part obscure double glazed entrance door and side panel leads to the hall where stairs rise to the first floor and doors open to the extended ground floor accommodation.

To the front the generously sized lounge extends to the full width of the property having a wide bow window providing natural light and a focal gas fire with a stone effect surround and display plinth.

The separate dining room also extends to the full width of the property having a useful under stairs cupboard housing the central heating boiler and wide French doors giving direct access to the garden.

The kitchen extension has a range of base and eye level units with work surfaces and an inset sink unit set below one of the dual aspect windows, space for a gas cooker and additional space for further appliances.

To the first floor the landing has a built in airing cupboard housing the hot water cylinder and doors to the three bedrooms, the rear facing master extending to the width of the property also having fitted wardrobes. Finally there is a fully tiled bathroom having a coloured suite incorporating a panelled bath with a mixer shower over.

Outside - To the rear is a westerly facing enclosed low maintenance paved garden having well stocked borders. To the front is a garden laid to lawn with shrub borders. A long driveway extends to the side of the property where there is a carport that in turn leads to a detached garage.

**what3words:** elevates.universally.luck

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** TBC

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

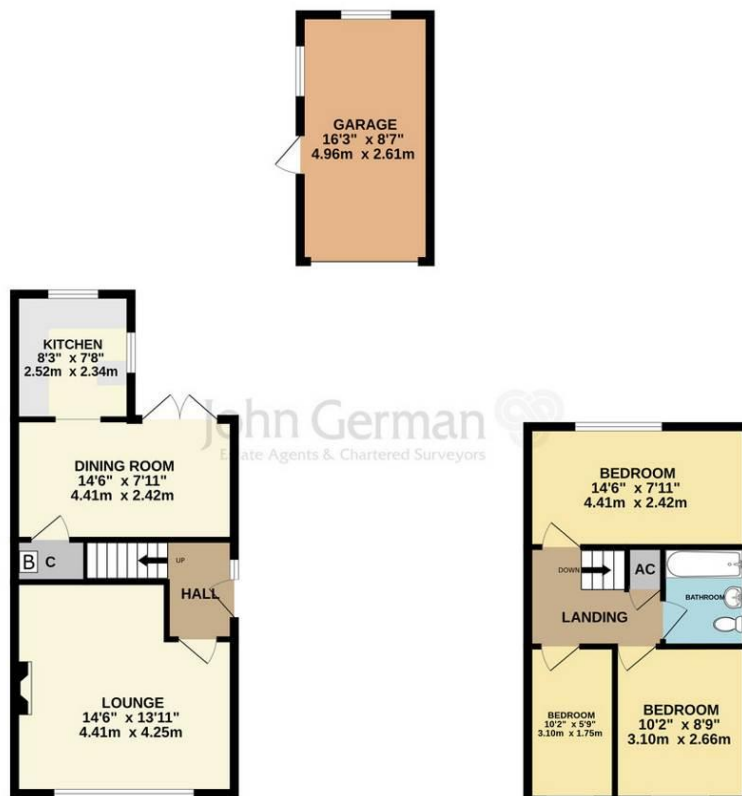
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24012024

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GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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