

# Drovers Close

Uttoxeter, ST14 7FH



Attractive double fronted end terrace home occupying probably the best position on the sought after cul de sac, situated in the town centre within a 'stone's throw' of its amenities.

£215,000



John German 

For sale with no upward chain involved, viewing of this well presented home is essential whether looking to make your first step onto the property ladder, a home move or a buy to let investment.

Situated towards the head of the cul de sac in the town centre, its wide range of amenities are only a short walk away including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi screen cinema.

A part obscured double glazed entrance door opens to the central hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC.

To the right, the lounge extends to the full depth of the home having a front facing window and French doors opening to the rear veranda and garden.

On the opposite side of the hall, the fitted kitchen also extends to the depth of the property having triple aspect windows providing natural light. There is a range of base and eye level units with work surfaces and an inset sink unit set below the side facing window, fitted gas hob with extractor over and electric oven under, plumbing for both a dishwasher and washing machine, and space for a fridge freezer.

To the first floor, the landing has doors to the three good sized bedrooms. The master has a built in wardrobe and a fitted en suite shower room which has a white suite with complimentary tiled splashbacks.

Finally there is the fitted family bathroom which also has a white three piece suite and tiled splashbacks.

Outside to the rear, a useful timber built veranda provides a pleasant entertaining area, plus a gravelled patio leading to the enclosed garden which has an artificial lawn and well stocked shrubbed borders, shed and gated access to the side. To the front is a landscaped garden with a variety of feature shrubs. To the side, adjoining the property, is a double width drive providing designated parking, plus a well stocked border.

Please note, solar panels are included in the sale providing reduced energy costs and a feed in tariff, we are advised by the vendor that this is approximately £1500 per annum.

**What3words:** struted.times.storming

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

**Property construction:** Brick. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Gas central heating

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

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

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

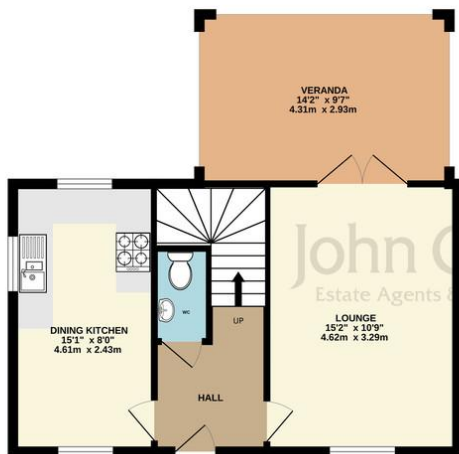
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

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

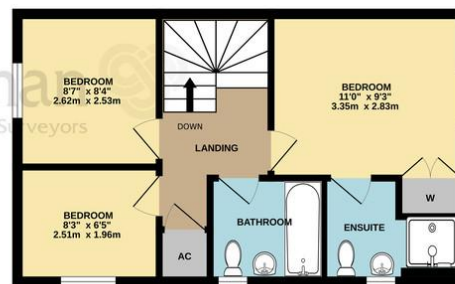
**Our Ref:** JGA/25012024

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GROUND FLOOR



1ST FLOOR



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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