Wharfe Close Uttoxeter, ST14 7RF





Beautifully presented and immaculately maintained semi detached bungalow situated on a quiet private cul de sac on the edge of the town centre.

£210,000





In turnkey condition and for sale with no upward chain involved, internal inspection and consideration of this fabulous home is strongly recommended.

Situated on the edge of the town centre within easy reach of its wide range of amenities including several supermarkets and independent shops, doctors, train station, public houses and restaurants, coffee houses and bars, multi screen cinema and the modern leisure centre.

A traditional canopy porch with a replacement composite part obscured double glazed entrance door opens to the impressive, fitted kitchen having a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, space for a gas cooker with a glazed splashback and extractor hood over, space for further appliances, plus a wall mounted combination gas central heating boiler enclosed in a matching cupboard. Additionally, there is a built in pantry/cupboard and a part glazed door leading to the hall.

The inner hall has a hatch with a fitted pull down ladder leading to the loft and doors to the remaining accommodation. To the rear is the pleasant lounge which has uPVC double glazed French doors opening to the patio and garden.

There are two bedrooms, the rear facing room overlooking the garden and the front facing room presently being utilised as a dining/sitting room. Completing the accommodation is the fully tiled shower room which has a large double shower cubicle with a thermostatic digital mixer shower over, a chrome effect towel rail and a side facing window.

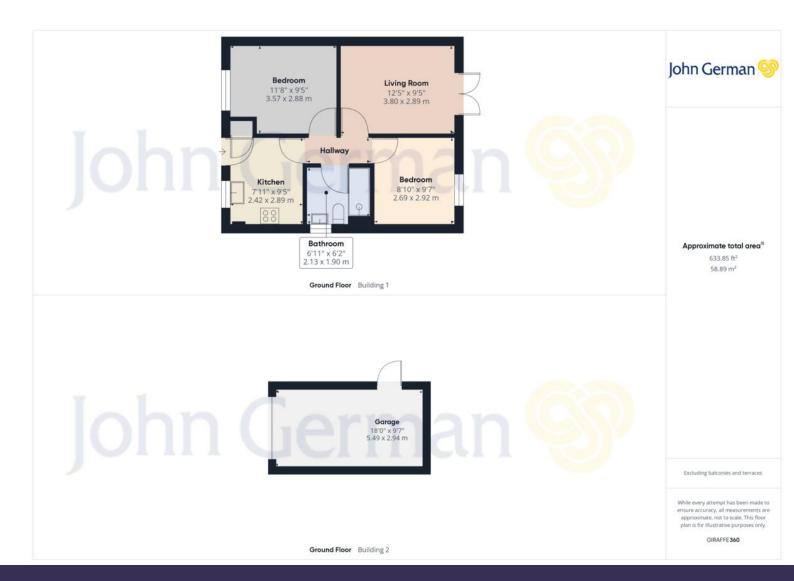
Outside to the rear, a stone effect paved patio with blue brick edging provides a pleasant seating and entertaining area leading to the low maintenance pea gravelled garden with shrubbed beds, storage space to the rear of the garage and gated access to the drive. To the front is a matching low maintenance pea gravelled garden with shrubs, enclosed by a brick wall and wrought iron railings. Shared vehicular access on the private cul de sac leads to the side drive which provides off road parking leading to the detached garage which has an up and over door, power points and light, and a personal door to the garden.

What3words: nets.appealed.lengthen

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Brick Parking: Drive & garage Electricity supply: Mains Water supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas central heating (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/26012024

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