

Robin Close  
Uttoxeter, ST14 8TP



Attractive modern style detached home providing scope for personalisation situated on the always in demand Birdland development.

NO UPWARD CHAIN

£322,500

John German

For sale with no upward chain involved, viewing of this well proportioned family home is highly recommended to appreciate the huge potential to personalise and extend (subject to obtaining the necessary planning permissions), layout and its exact position.

Situated on the always popular Birdland development within easy reach of the convenience shop and open spaces found on the estate. The town centre and its wide range of amenities are also within close proximity.

Accommodation - A canopy storm porch with a part obscure double glazed entrance door opens to the hall which has stairs rising to the first floor and doors leading to the ground floor accommodation and the double garage.

The well proportioned lounge has a wide walk-in bay window to the front and a focal living flame effect gas fire and feature surround. The separate dining room is positioned to the rear having double glazed sliding patio doors to the garden. Beside is the fitted kitchen giving potential to remove the wall and open this space into one room, subject to consents/building regs. The kitchen has a range of base and eye level units with work surfaces, an inset sink unit set below the window plus space for a gas cooker and further appliances.

Completing the ground floor space is the utility room which has a fitted work surfaces with an inset sink unit, space for appliances, access to the side elevation and a door to the downstairs WC.

To the first floor the landing has a built in airing cupboard and doors leading to the four bedrooms, three of which can easily accommodate a double bed and furniture. The rear facing master has the benefit of an ensuite shower room which has a white Roca suite.

Finally there is the family bathroom also having a white Roca suite incorporating a panelled bath with a mixer tap and shower attachment.

Outside - To the rear a wide patio provides a pleasant entertaining area with steps to the garden which is mainly laid to lawn, enclosed to three sides and enjoying a degree of privacy.

To the front is a garden also laid to lawn with a shrub bed. A double width block paved drive provides off road parking leading to the double garage which has two up and over doors, power and light. This space is boarded out as the property was originally a showhome and this was used as the sales office.

**what3words:** tame.wealth.relishes

**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.

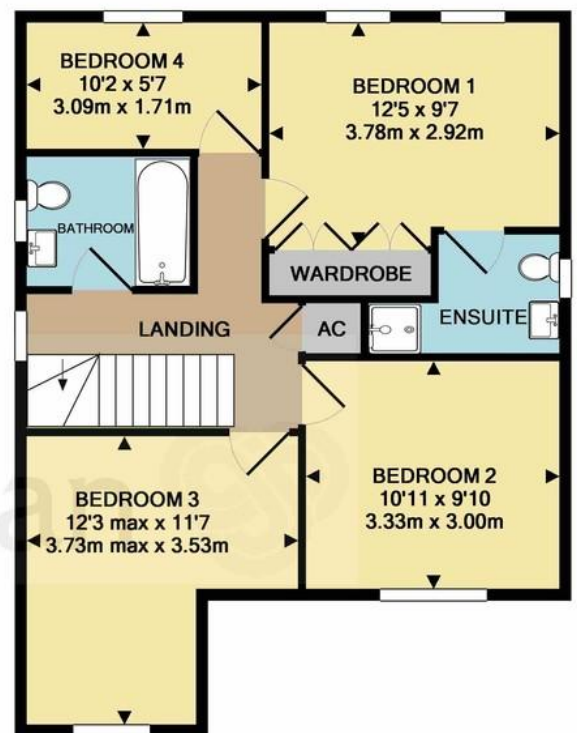
**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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

**Our Ref:** JGA/12122023



GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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