

# Partridge Drive

Uttoxeter, ST14 8TY

John German







## Partridge Drive

Uttoxeter, ST14 8TY

**£315,000**

**Attractive modern four bedroom detached family home with remodelled and improved accommodation, situated in the popular Birdland development within easy reach of amenities ad the town centre.**

Viewing of this modern style family home is strongly recommended to appreciate its remodelled ground floor accommodation that provides an open plan living dining kitchen and the improvements including replacement bathrooms.

**PLEASE NOTE SOME OF THE PHOTOGRAPHS WERE TAKEN PRIOR TO THE CURRENT OWNERS OCCUPATION.**

Occupying a pleasant plot and position on the Birdland development within easy walking distance of the convenience shop found on the estate, the town centre and its wide range of amenities are also within close proximity including Supermarkets and independent shops, Public Houses and Restaurants, Coffee Houses and Bars, Doctors', multi-screen Cinema and a modern Leisure Centre.

Accommodation A UPVC part obscured double glazed entrance door leads to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation including the refitted guest cloakroom WC.

The well-proportioned lounge positioned at the front of the property has a bay window providing natural light and a focal gas fire with feature surround.

At the rear of the property is the remodelled semi open plan living dining kitchen, extending to the full length of the property, having an extensive range of base and eye level units with work surfaces and breakfast bar, inset sink unit set below one of the rear facing windows, fitted electric hob with extractor over, built-in double oven, and integrated appliances comprising; dishwasher, fridge and freezer. A part double glazed door opens to the rear garden and replacement sliding patio doors lead to the brick base and UPVC double glazed constructed conservatory which has power and French doors opening out onto the garden.

To the first floor, the landing has a built-in cupboard and doors leading to the four good sized bedrooms and the impressive refitted fully tiled family shower room which has a contemporary white three-piece suite incorporating a large double shower cubicle with a mixer shower over. The front facing master bedroom has fitted wardrobes and an en suite, this has also been refitted in a contemporary theme with a tiled shower, thermostatic fitment and glazed screen, pedestal wash hand basin, fully tiled walls and floor, heated towel rail and wall cabinet together with illuminated mirror.

Outside to the rear, a block paved patio leads to a garden which is predominantly laid to lawn and enjoys a degree of privacy with well stocked borders and raised beds, a shed and gated access to the front.

To the front is a garden also laid to lawn with a shrubbed border and a double width tarmac driveway with brick edging provides off-road parking leading to the integral garage which has an up and over door

**Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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

(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

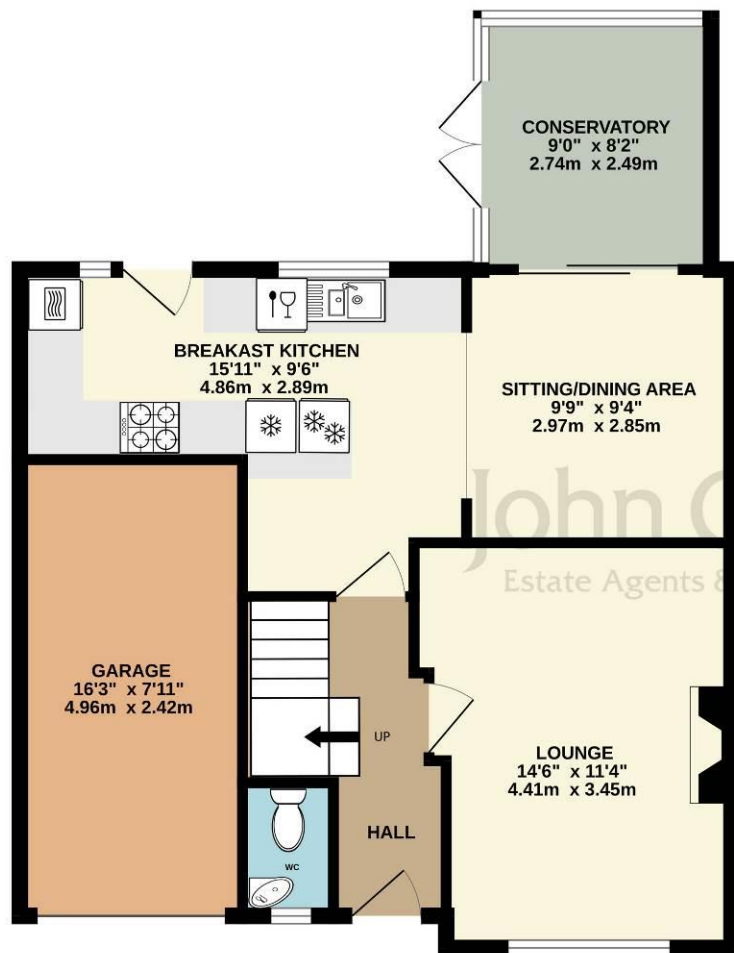
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07022024

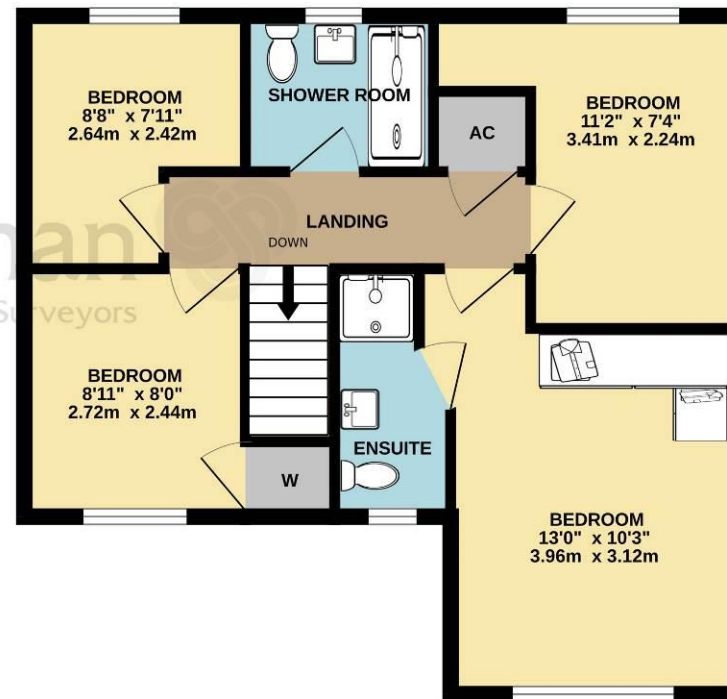




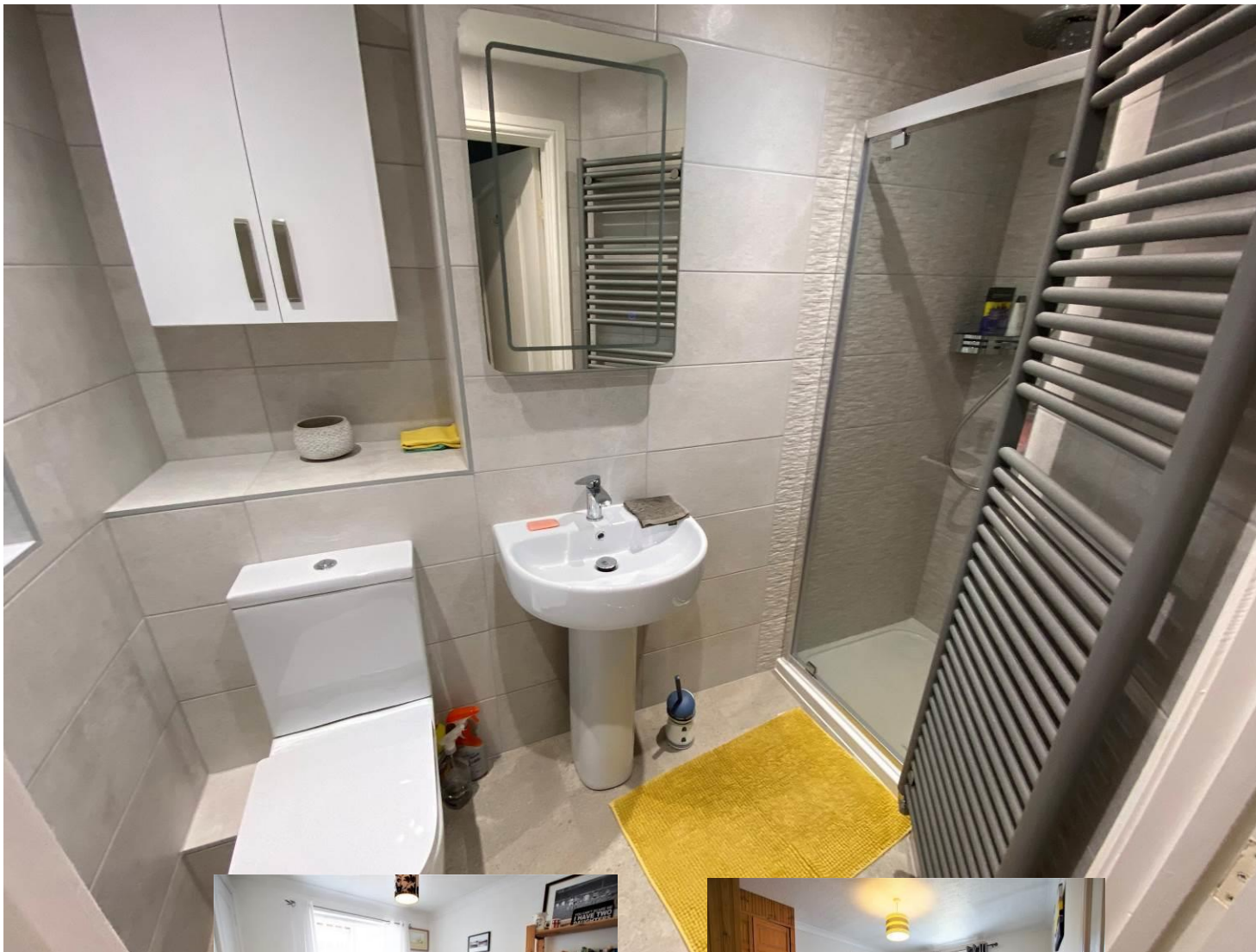
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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