

George Elliott Close

Uttoxeter, ST14 8SL



Modern style end terrace home providing well proportioned accommodation and scope for personalisation, located on a popular cul-de-sac in close proximity to amenities and the town centre.

Offers over £190,000



John German

For sale with no upwards chain involved and an ideal first time buy, home move or buy to let investment, viewing is strongly recommended to appreciate its room dimensions and scope to make it your own plus its exact position.

Situated within easy walking distance to the local shop found on the Birdland development and also within easy reach of the town centre and its wide range of amenities.

Accommodation: A uPVC part obscured double glazed entrance door opens to the enclosed porch, where there is a useful outhouse and a further door opening to the pleasant hall, having stairs rising to the first floor with storage beneath and doors to the spacious ground floor accommodation.

Across the rear of the home extending to its full width is the open plan lounge dining room having a focal fireplace and rear facing window in the lounge area, and a laminated wooden floor in the dining area, plus wide French doors and side panels opening to the brick base and uPVC double glazed constructed conservatory, providing further living space with power points, heating and French doors opening to the patio.

Positioned at the front of the property is the fitted kitchen, having a range of base and eye level units with work surfaces and inset sink unit set below the window, a fitted gas hob with an extractor over and built in double oven plus space for further appliances.

Completing the ground floor space is the shower room, which has a three piece suite incorporating a double shower cubicle with an electric shower over.

The first floor landing has ample built in storage and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed and with built in wardrobes. Finally there is the fitted family bathroom which has a white contemporary suite incorporating a large corner shower bath with a mixer shower over and tiled walls.

Outside: To the rear a paved patio has a brick built outside bar, and provides a pleasant seating and entertaining area leading to the garden which is predominantly laid to lawn, with space for a shed and gravel bed.

To the front is a garden laid to lawn with a shaped central bed and gravelled edging.

A driveway extends to the side of the property, providing off road parking.

What3Words: nightfall.zest.detection

There are covenants appertaining to this property, a copy of the land registry is available to view on request.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 A

Useful Websites: www.gov.uk/government/organisations/environment-agency

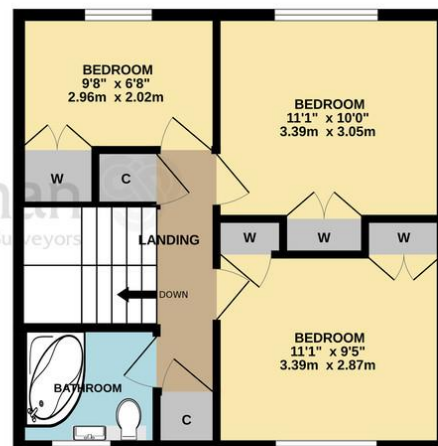
Our Ref: JGA05032024

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GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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