

Wilsford Avenue

Uttoxeter, ST14 8XG

John 
German





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£325,000

Well presented modern style detached home occupying a pleasant cul de sac position on the edge of the town centre backing onto Uttoxeter racecourse.



Viewing and consideration of this attractive modern style detached home is strongly recommended to appreciate its layout and room dimensions, scope to remodel the ground floor accommodation if desired and its exact cul de sac position enjoying a degree of privacy.

Situated on this small development on the edge of the town centre within easy walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, multi screen cinema and a modern leisure centre.

Accommodation - A storm porch with a part obscure double glazed entrance door opens to the hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the integral garage.

The generously sized lounge sits to the front of the home having a wide walk in bay window providing ample light.

To the rear is a separate dining room having wide French doors opening to the patio and pleasant garden. Beside is the refitted breakfast kitchen providing potential to be opened up with the dining room into a larger open space. Presently having a range of base and eye level units with worksurfaces and matching breakfast bar, inset sink unit set below a window overlooking the garden, fitted gas hob with extractor over, oven under, integrated fridge freezer and further appliance space. An arch leads to the fitted utility room having a fitted work surface and cupboards, space for appliances and doors to the garden and to the downstairs WC.

To the first floor the pleasant landing has built in storage and a side facing window providing natural light plus doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and the rooms to the rear overlooking Uttoxeter racecourse. The good sized master bedroom has the benefit of a fitted en suite shower room incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom which has a white suite incorporating a panelled bath with a mixer shower over.

Outside - To the rear a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy leading to the garden which is predominantly laid to lawn, enclosed to three sides with space for a shed, gated access to the front and direct access to the racecourse.

To the front is a garden laid to lawn and a tarmac driveway providing off road parking for several vehicles leading to the garage which has an up and over door and power.

what3words: brilliant.titles.fits

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: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

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

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

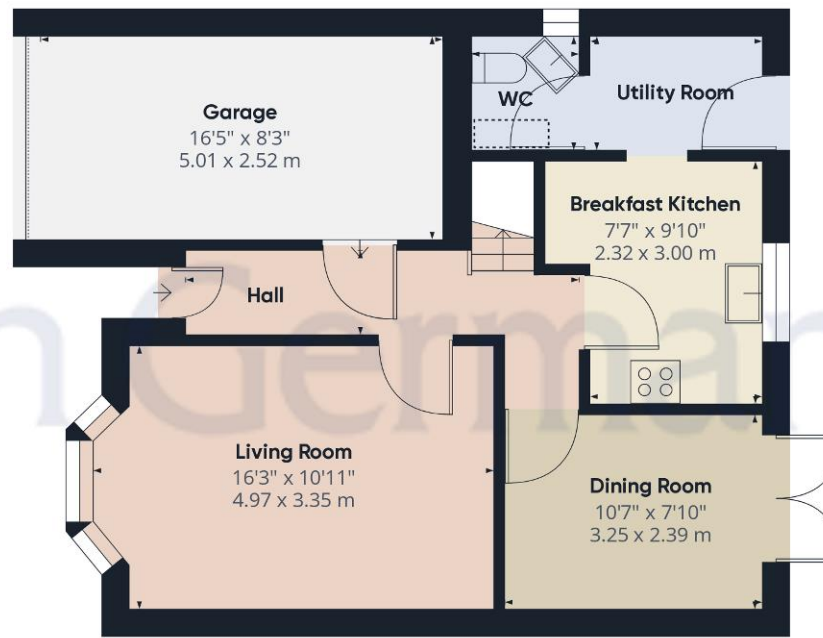
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

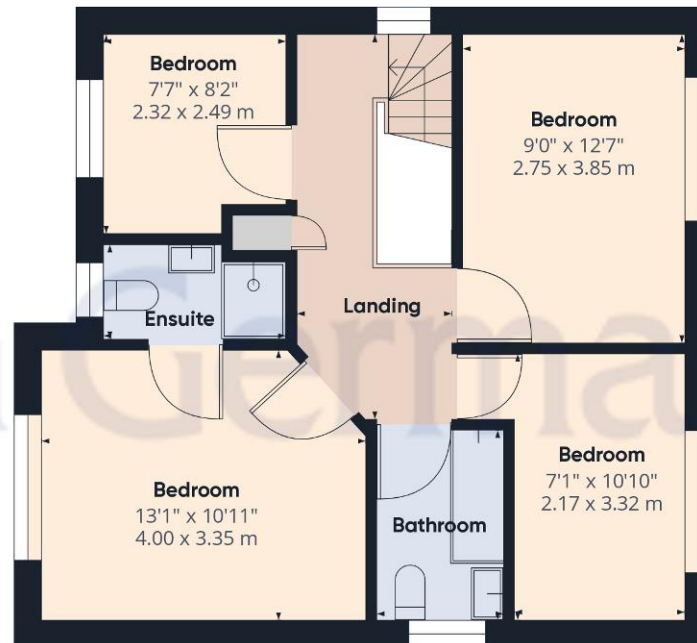
Our Ref: JGA/03042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1157.1 ft²
107.5 m²

Reduced headroom

3.19 ft²
0.3 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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