

Lark Rise

Uttoxeter, ST14 8SZ



Immaculately maintained and extremely well presented modern style detached bungalow occupying a pleasant plot and position on the always in demand Birdland development.

NO UPWARD CHAIN

£280,000

John German 

For sale with no upward chain involved, viewing and consideration of this lovely detached bungalow is highly recommended to appreciate its versatile two-three bedroom accommodation, room dimensions, condition including a replacement boiler installed in 2023 and its exact position.

Situated on the always popular Birdland development providing easy access to both the convenience shop and open spaces found on the estate, and the town centre and its wide range of amenities.

Accommodation - A uPVC obscure double glazed door and matching side panel opens to the enclosed porch which has a side facing window and a further uPVC double glazed door and side light leading to the welcoming hall having access to the loft and a built in airing cupboard housing the Glow Worm combination gas central heating boiler.

Double doors lead to the well proportioned lounge/dining room which has a focal living flame effect electric fire and feature surround and a wide front facing window providing light.

Also positioned at the front of the property is the fitted kitchen that has a range of base and eye level units with worksurfaces and inset sink unit set below the window, fitted hob with an extractor hood over, electric oven under, plumbing for a washing machine and additional appliance space plus a part obscure double glazed door to the side.

To the rear of the home are the three bedrooms, two of which can easily accommodate a double bed with the master having a bank of fitted wardrobes and the central third bedroom making an ideal sitting room or dining room if desired with uPVC double glazed French doors providing direct access to the garden.

Completing the accommodation is the fitted shower room which has a white suite incorporating a corner shower cubicle with an electric shower over, half tiled walls and a side facing window.

Outside - To the rear there is a pleasant enclosed low maintenance garden having a crazy paved patio providing a lovely seating and entertaining area onto a gravelled garden with well stocked shaped borders, shed and gated access to the drive.

To the front is a gravelled foregarden with shrub beds. A tarmac driveway, being double width to the front, extends to the side of the property leading to the garage that has an up and over door, power and light.

what3words: opened.printer.brothers

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

Property construction: **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/>

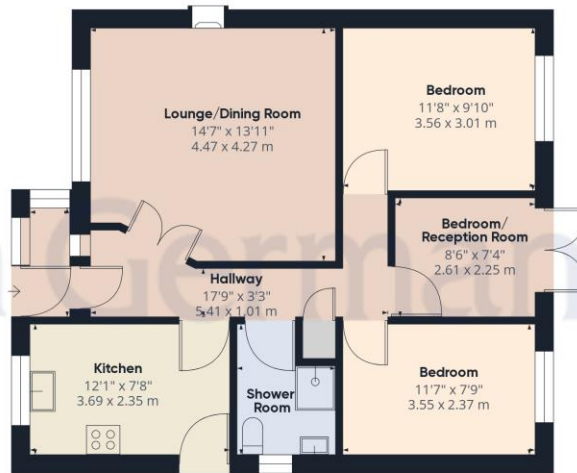
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/11042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor Building 1



Ground Floor Building 2

John German

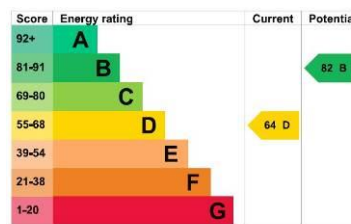
Approximate total area⁽¹⁾
874.47 ft²
81.24 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent