

# Bunting Close

Uttoxeter, ST14 8SY



Deceptively spacious detached home providing family sized accommodation in need of cosmetic improvement, occupying a pleasant plot on this small cul de sac on the always popular Birdland development.

£295,000

John German

Viewing of this well proportioned family sized home is highly recommended to appreciate the large amount of potential on offer, occupying a pleasant plot to provide additional potential to extend (subject to obtaining the necessary planning permission) on this small cul de sac.

Situated on the edge of the always in demand Birdland development providing easy access to the convenience shop and open spaces found on the estate and the town centre with its wide range of amenities.

Accommodation - A timber and part obscure glazed door opens to the good sized hall having stairs rising to the first floor and a side facing window providing natural light. Doors lead to the well proportioned ground floor space and the downstairs WC.

The generously sized front facing lounge has dual aspect windows providing natural light and a focal open fire with a marble effect insert and hearth and timber surround. Behind is the separate dining room which has sliding doors opening to the patio and garden.

The fitted breakfast kitchen has dual aspect windows and a range of base and eye level units with worksurfaces and inset sink unit set below a side facing window, space for an electric cooker, plumbing for both a dishwasher and washing machine plus space for a fridge freezer. A part glazed door opens to the patio and garden.

To the first floor the landing has a side facing window, access to the loft and doors to the four good sized bedrooms, three of which can accommodate a double bed and the family bathroom which has a three piece suite and a built in airing cupboard housing the hot water cylinder.

The rear facing master has a range of fitted wardrobes and the benefit of an en suite shower room.

Outside - To the rear a paved and gravelled patio provides a pleasant seating and entertaining area leading to the garden that is laid mainly to lawn and wraps around to the side of the property. It is enclosed by timber fencing with space for a greenhouse and shed plus gated access to the drive.

To the front is a garden also laid to lawn with borders. A tarmac driveway provides off road parking extending to the side of the property to the detached garage that has an up and over door, and personal door to the garden.

**what3words:** palettes.adjusting.teams

**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/>

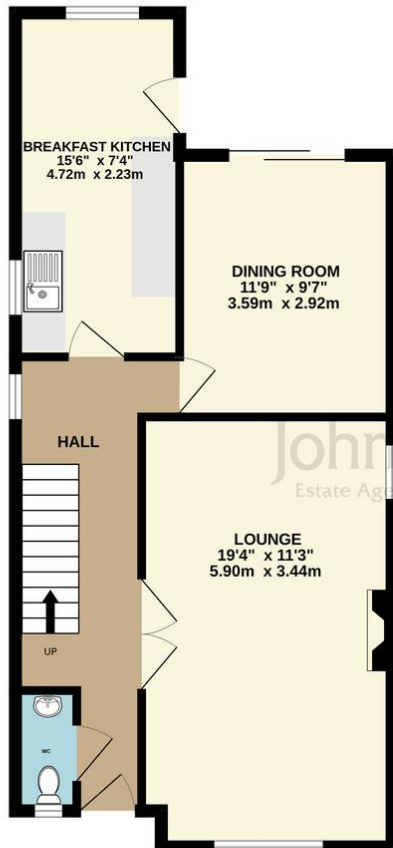
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

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

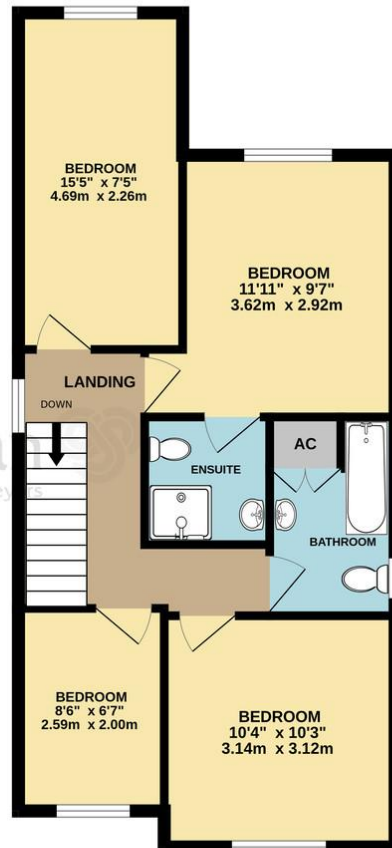
**Our Ref:** JGA/10042024

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GROUND FLOOR



1ST FLOOR







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



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#### Agents' Notes

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