

Davies Drive  
Uttoxeter, ST14 7EG



Offered to the market with no upward chain is this very well presented semi-detached family home perfect for first-time-buyers or investors.

£180,000



John German 

John German are delighted to present this superbly presented home with remodelled ground floor accommodation to provide a spacious dining kitchen. Situated within walking distance to local amenities including a convenience shop and first school, the town centre and its wider range of facilities are also within easy reach. Access to the A50 dual carriageway is also closeby, linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A useful enclosed porch with a part obscured double glazed entrance door leads to the impressive hall that has a feature grey ceramic tiled floor, carpeted stairs rising to the first floor landing and doors leading to the generously sized ground floor accommodation.

At the rear of the property is the good sized fitted dining kitchen which extends to the full width of the property having a range of base and eye level units with work surfaces, an inset sink unit set below a window overlooking the garden, fitted electric hob with an extractor hood over and oven under, plus space for further appliances. There is also a useful pantry, a door to the side porch and sliding patio doors leading to the uPVC double glazed constructed conservatory which overlooks the pleasant garden and has a door to the patio.

At the front of the property is the lounge that has a uPVC double glazed window to the front aspect allowing natural light to flood the room. The side porch has doors opening to both the front and rear elevations, plus access to the useful utility room and the separate store.

To the first floor, the landing leads to the three good sized bedrooms, two of which can accommodate double beds, and the fitted family bathroom that has a white three piece suite within fitted mixer shower and glazed screen above the panelled bath, plus feature tiled walls and dual-aspect windows.

Outside - To the rear a block paved patio provides an extremely pleasant entertaining area leading to the garden which enjoys a good degree of privacy and is laid mainly to lawn with shrubbed borders.

To the front is a tarmac driveway providing off-road parking with gravelled edging and a shrubbed border.

**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:**

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24042024

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Ground Floor



Floor 1

John German

**Approximate total area<sup>1)</sup>**  
1030.66 ft<sup>2</sup>  
95.75 m<sup>2</sup>

(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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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