

Sorrel Close
Uttoxeter, ST14 8UP



Attractive modern 25% shared ownership semi detached home with well maintained and tastefully presented accommodation situated on the highly sought after Bentley Fields development

£74,375



John German

Built by renowned David Wilson Homes in 2021, early consideration and internal inspection of this extremely well presented home is highly recommended to appreciate its size, extending to approximately 1100sq ft, layout, condition and exact position on the popular Bentley Fields development.

Providing easy access to local amenities and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi screen cinema.

Accommodation: A composite entrance door leads to the welcoming hall, where stairs rise to the first floor and a door leads to the generously sized accommodation.

The spacious lounge with its feature wall has front facing window providing an abundance of natural light. To the rear is the well proportioned kitchen providing ample space for a dining suite, with a range of base and eye level units with fitted worktops and inset sink unit set below the window overlooking the garden. Fitted gas hob with stainless steel extractor hood over and electric oven under, plumbing for a washing machine and space for further appliances.

The rear hall has a door to the garden and a further door to the fitted downstairs WC which has a white two piece suite.

The first floor landing has access to the part boarded loft, and doors to the four good sized bedrooms, two of which can easily accommodate a double bed, and the fourth bedroom having a built-in wardrobe which makes the most of the space. Completing the accommodation is the fitted family bathroom which has a white suite with tiled splashbacks, incorporating a panelled bath with a mixer shower and fitted glazed screen above, plus a side facing window providing natural light.

Outside, to the rear a paved patio leads to a garden laid to lawn with well stocked beds and borders, space for a shed and gated access to the driveway.

To the front is a well stocked border containing a variety of shrubs. A tarmac driveway to the side of the property provides off road parking for 2 -3 cars.

What3words: engaging.learn.flick

Tenure: Leasehold

We are advised there is a 125 year lease commenced in 2022 and the service charge is £64.50 per month. The current rental for the 75% apportionment is £612.44 per month. (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: Mains 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/>

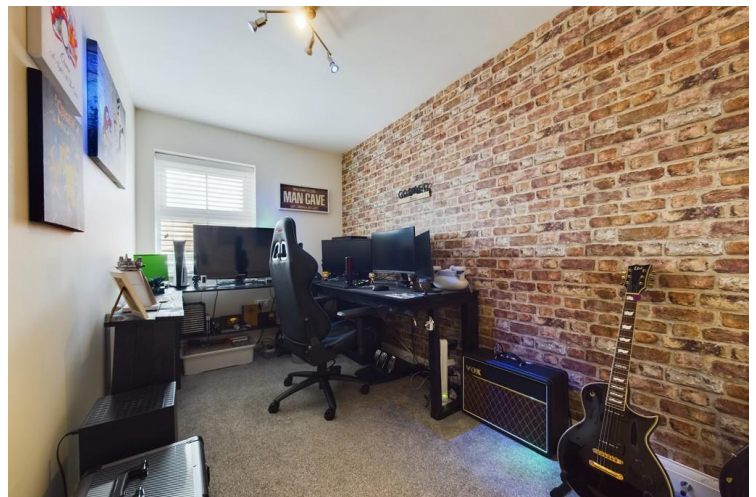
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA20052024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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