

Heron Drive
Uttoxeter, ST14 8TN

John German






Heron Drive

Uttoxeter, ST14 8TN

£299,995

A modern living room with a tufted sofa, ottoman, TV stand, and window with curtains. The room features a light-colored wall, a white door, and a large window with patterned curtains. A wooden TV stand holds a large television, and a decorative mirror arrangement is mounted on the wall above it. A pendant light hangs from the ceiling.

Beautifully presented and immaculately maintained modern detached home with a ground floor extension, occupying a pleasant position on the always sought after Birdland development.

Whether looking for your first home or to move either up or down the property ladder, internal inspection of this hugely impressive home is absolutely essential to appreciate its superior specification, immaculate condition and beautiful presentation. Benefitting from a ground floor extension to the rear increasing the living space, plus a glazed canopy over the external seating area. The property is a true turn-key home. Occupying a pleasant low maintenance plot and lovely position on the well regarded and always in demand Birdland development within walking distance of the convenience shop and open spaces found on the estate, and also within easy reach of the town centre and its wide range of amenities.

A tiled canopy porch with a uPVC part obscured double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the extended ground floor accommodation. The well proportioned lounge has a wall mounted living flame effect electric fire and a useful understairs cupboard, plus a front facing window providing an abundance of natural light. A wide arch leads to the separate dining area which in turn opens to the sitting area enjoying a pleasant view over the garden, plus a uPVC double glazed door and side light opening to the glazed canopy area and additional light provided by a double glazed skylight. Completing the ground floor accommodation is the superior fitted kitchen having a range of base and eye level units with quartz worktops, inset sink unit set below the window overlooking the garden, fitted Bosch appliances including gas hob with extractor over, electric oven under and a fitted microwave/combi oven, plus an integrated fridge freezer.

To the first floor, the landing has a side facing window providing light, access to the loft and a built in airing cupboard with a single radiator. Doors open to the three bedrooms, two of which can easily accommodate a double bed, and the superior fitted family shower room which has a modern suite incorporating a large double shower cubicle with a mixer shower over, complimentary tiled splashbacks and half tiled walls.

Outside to the rear, decking and the glazed canopy provides a lovely seating and entertaining area enjoying a degree of privacy, leading to the enclosed low maintenance garden which has a shrubbed border at the top and gated access to the front. To the front is a spacious block paved driveway providing ample parking with a curved gravel border and access to the garage which has a sectional door, a utility area including plumbing for a washing machine, space for a tumble dryer, tap, quartz worktop, power and light, plus a personal door to the rear garden.

What3words: giant.visitors.sensitive

Agents 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: Standard

Parking: Drive & garage

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 C

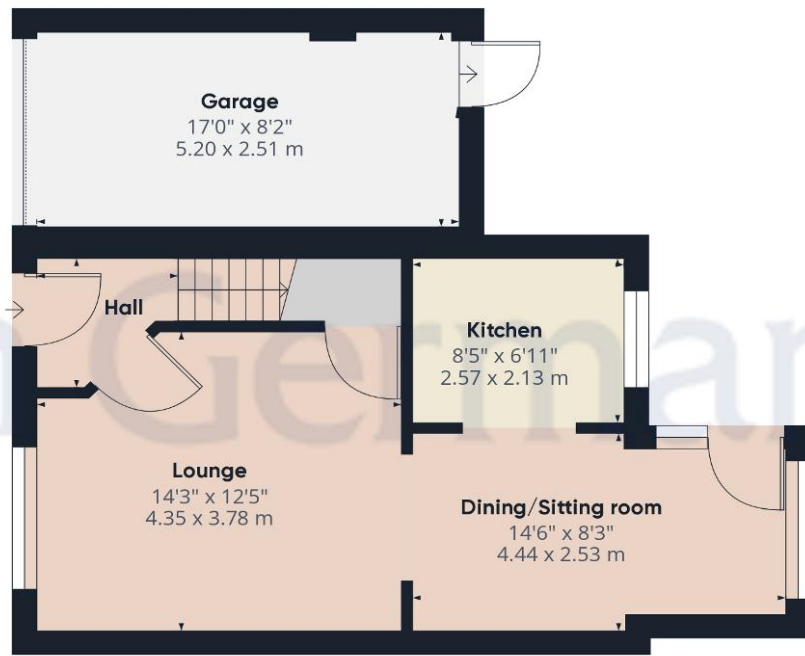
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

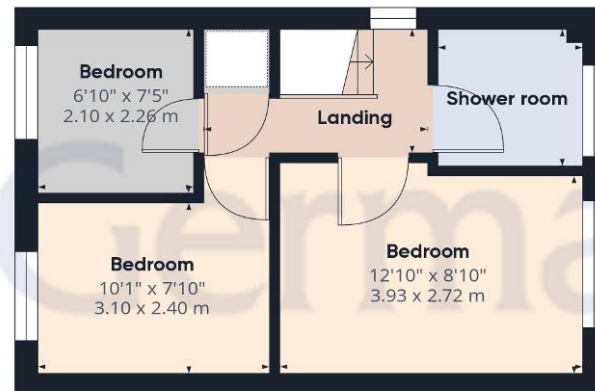
Our Ref: JGA/03062024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

878.4 ft²

81.61 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



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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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



