



Lovely family home set on a larger than average south facing plot. Much improved with a fully refitted kitchen and remodelled layout. Well-proportioned bedrooms with a particularly pleasant master bedroom with ensuite.



£325,000

John German

Set on the outskirts of town with easy access to a range of local amenities such as shops, schools, leisure centre. Uttoxeter town centre has a wide range of facilities and nearby road links include access to the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Entrance to the property is via a lovely light and bright entrance hall with stairs rising to the first floor, under stairs storage cupboard, courtesy door opening into the garage and doors leading off to the ground floor living spaces.

The lounge sits to the front of the property and features a square bay window overlooking the front elevation, an Adam style fireplace forms the focal point of the room and a square arch links the room through into the living dining kitchen.

The kitchen has been fully remodelled and refitted with a range of sleek high gloss base and eye level units with under unit lighting and kick panel accent lighting, beech counter tops, tiled splashbacks, inset sink unit with mixer tap, integrated dishwasher and fridge, oven built into the peninsular unit with an induction hob above. The kitchen is open plan to a large living dining space with sliding patio doors, vertical radiators, laminate flooring.

The utility room is located off the kitchen and is fitted with base and eye level units leaving spaces for washing machine and tumble dryer, roll edge worktops above, window to the side and a rear entrance door leading out onto the rear garden.

The ground floor WC is fitted with a low flush WC and a vanity washbasin with storage under, chrome heated towel rail, and window to the side.

On the first floor stairs rise to the first floor landing with doors leading off to the bedrooms and family bathroom, built-in airing cupboard and access to the roof space.

The master bedroom overlooks the front elevation and is a lovely size with built-in mirror fronted wardrobes and an en-suite shower room comprising low flush WC, pedestal washbasin and a double shower, tiled splashbacks, window to the rear.

There are three further bedrooms all served by a family bathroom fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over. Tiled splashbacks, window to the rear.

Outside the property sits well back from the road behind a lawned front garden and a large double width driveway. Gated access to the side of the property leads to a larger than average south facing garden being mainly laid to lawn and divided into two separate sections with herbaceous borders. Adjacent to the rear of the house is a large paved patio perfect for family barbeques or for catching some rays.

Agents note: there are solar panels on the property leased from a shade Greener 25 years from 10/10/12

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

Property construction: Standard

Parking: Drive

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 D

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

Our Ref: JGA10062024

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Approximate total area⁽¹⁾
1121.31 ft²
104.17 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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