

Sandpiper Drive

Uttoxeter, ST14 8TA



Modern style semi-detached home in need of cosmetic improvement with no upwards chain involved, situated on the always popular Birdland development. An ideal First Time Buy, Home Move or Buy-to-Investment within easy reach of local amenities and the town centre.

£197,500

John German 

This property is within commutable distance of the A50, linking major road networks. Benefiting from a multitude of supermarkets, shops and cafes, restaurants, places of work and amenities, Uttoxeter Town is becoming an increasingly desirable place to live.

The side of house door leads into the entrance hall, which provides a cosy space, with under-stair storage, and a door leading through to the living room.

The living room features a bay window to the front elevation providing a pleasant outlook, with balustrade staircase leading to the first-floor accommodation. The focal point of this room is the fireplace with marble inset surround.

From here, a door leads into the kitchen/diner with a window and door to the rear of the property. The kitchen is fitted with a range of wall and base units, with breakfast bar, gas hob with chimney extractor hood, space and plumbing for a washing machine, tumble dryer and a tall fridge freezer.

Moving upstairs, the family bathroom has a window to the front elevation, fully tiled walls with matching floor tiles and a chrome heated towel rail. A contemporary three piece suite comprises panelled bath with glass screen and mixer shower fitting, continental flush low-level W/C, pedestal hand wash basin with mixer tap, electric shaver point and airing cupboard.

All three bedrooms have double-glazed windows and radiators, with the master bedroom benefiting from laminated flooring, fitted wardrobe storage space and outlook to the front of the property.

Outside to the front of the property is a lawned front garden with tarmac driveway providing parking to the front and side. A timber fence and side gate lead to a low maintenance, enclosed rear garden, with gravelled area, cold tap and garden shed.

Please note, there is approved planning permission to erect a single storey side and rear extension at the neighbouring property.

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: 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/>

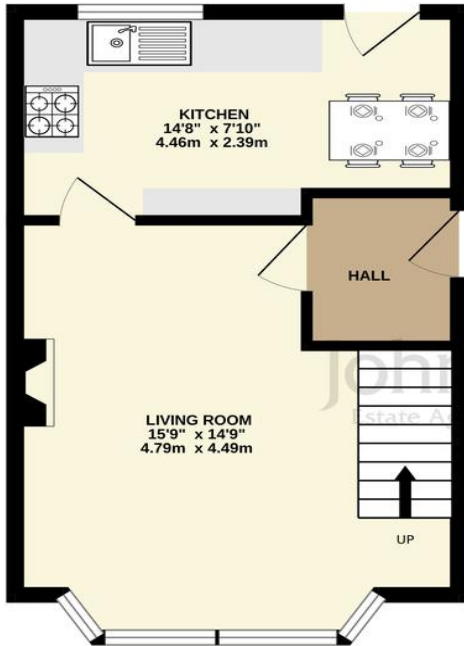
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

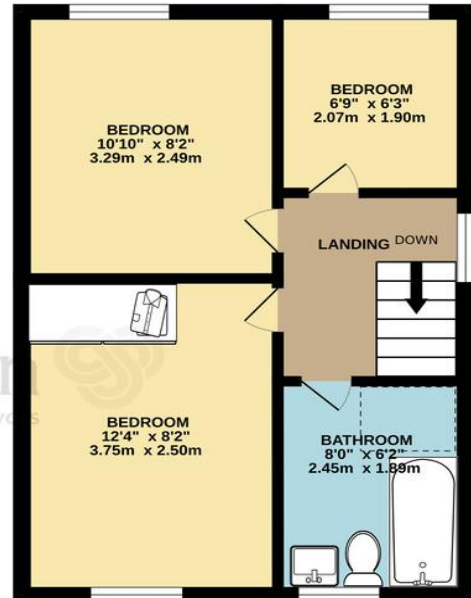
Our Ref: JGA/12062024

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GROUND FLOOR



1ST FLOOR



3 BEDROOM SEMI-DETACHED HOUSE FOR SALE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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