

Milverton Drive

Uttoxeter, ST14 7RE



Situated in a quiet cul-de-sac only a short drive from the highly desirable Uttoxeter town & enjoying a pleasant outlook to the front and landscaped gardens to the rear. This spacious and well laid-out family home has a double-width drive and attached single garage.

NO UPWARD CHAIN

£275,000

John German 

Offered for sale with the benefit of having no upward chain, viewing is highly recommended as there is scope for modernisation throughout.

A canopy storm porch with double glazed entrance door leads through to the hallway having stairs rising to the first floor and an understairs storage cupboard.

The well-proportioned lounge has a modern media wall with spot lit storage shelves, TV cavity and a modern electric fireplace. There is a deep walk-in bay window to the front and a wide arch to the separate dining room area that gives the room an open plan feel. Double glazed sliding patio doors leading into the uPVC double glazed conservatory with unobscured views of the garden.

A spacious tiled kitchen has a range of base and eye level units, fitted work surfaces, washing machine, oven, electric cooker with inbuilt extractor and enjoys pleasant garden views through double glazed uPVC windows. Access from the kitchen to the rear garden.

The first floor landing gives access to the three bedrooms and refitted family shower room that has walk-in rain and hand-held showers, fitted sink and toilet unit and an elevated eye level vanity cabinet.

The spacious master bedroom benefits from built in wardrobe and storage space, with rear garden views. A second bedroom is situated at the end of the landing in addition to a third single bedroom.

To the rear is a landscaped garden with a paved patio and an elevated dwarf brick wall with a step leading to the first level tier which has a generous artificial turfed area to the right with gravelled edging, ideal for outdoor family dining. A planted garden area lies to the left separated by a slab paved pathway rising to the second level tier that has a decking surrounded garden pond, summer house/second shed and raised decked viewing platform.

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: Fibre

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: JGA/06062024

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Approximate total area¹⁾
915.06 ft²
85.01 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		81 B
69-80	C		
55-68	D	64 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

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