

Geoff Morrison Way

Uttoxeter, ST14 7SR

John 
German





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£620,000

A supremely spacious contemporary family home enjoying a lovely setting with an open front aspect and a wonderful large family living kitchen, together with landscaped gardens including a garden office and a double garage. Remainder of NHBC warranty.



One of the most notable features of this home is its position, occupying one of the best spots on this highly sought after development, enjoying an open outlook to the front over the park and the developments balancing pool plus countryside in the distance. Built by Lioncourt Homes in 2020, the development has instant access to Bramshall Road park while the town centre with wide range of amenities and the three tier school system are all close by.

To the front there is a reception hall with Karndeian wood effect flooring, stairs off with storage cupboard below, attractive interior doors together with a cloakroom which has a WC and wash hand basin.

From the hall, glazed double doors open into a superb lounge with feature inset living flame electric log effect fireplace to a chimney breast with TV space above, window to front and French doors opening to the rear garden.

At the rear of the property is a fabulously sized open plan living/dining kitchen, again with matching Karndeian floor and French doors opening onto the garden. The superbly fitted kitchen offers base and wall units surmounted by quartz worktops having an inset stainless steel one and half bowl sink with mixer tap and quartz splashbacks, five ring gas hob with splashback and extractor hood over, double bank of digital electric fan ovens, integrated fridge freezer and dishwasher and a large peninsular breakfast bar separating the living from kitchen areas. There are windows to side and rear and a wall mounted cupboard housing the gas boiler.

Off the kitchen, there is a separate utility room with matching base and wall units, again with quartz worktops and an inset sink and mixer tap, appliance spaces with plumbing for washing machine, Karndeian flooring and door opening to the rear.

Off the hallway to the front is an additional reception room which could be multi-functional serving as a family or TV room, or indeed a home work study.

To the first floor, there is an L shaped landing having loft access and airing cupboard housing the pressurised mega hot water tank. Off the landing, there is a very spacious master bedroom complete with fitted wardrobes and enjoying dual aspect windows. This comes with an en suite having tiled shower with glazed screen and thermostatic shower fitment, WC, pedestal wash hand basin, illuminated mirror over, chrome heated towel rail and feature flooring.

Bedroom two also comes with fitted wardrobes and is served by an en suite shower room having a tiled shower with glazed screen and shower with drench head, pedestal wash hand basin, WC and heated chrome towel rail.

There is a family bathroom having a bath in tiled surrounds with separate tiled shower in glazed enclosure, WC, pedestal wash hand basin and chrome heated towel rail.

Bedroom three also comes complete with fitted wardrobes and there are also two further bedrooms four and five, one of which could equally serve as a study.

The property is set behind a spacious block paved private driveway with additional parking to the front, plus the wide side parking area which serves the double garage. This has twin up and over doors. There is a gate to an enclosed landscaped rear garden having attractive patio areas, shaped lawn, feature stone walling, ornamental planting, architectural timber features, outside light, tap and exterior power points. Within the garden, there is a purpose-built garden office which is insulated, double glazed and with both power and lighting.

Agents notes: The property is situated on a private block paved driveway serving five properties in total.

There is a small annual charge for the maintenance of communal areas on the development.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 G

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

Our Ref: JGA/18062024

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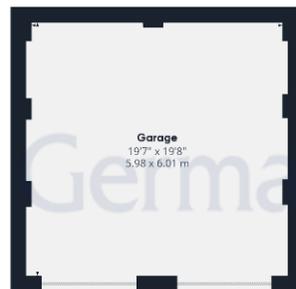




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2465.86 ft²

229.09 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.

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Agents' Notes

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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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