

# Beckdale

Uttoxeter, ST14 7PU

John   
German





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£300,000

Extended semi detached family home providing well presented and generously sized accommodation. Situated on a highly desirable and quiet cul de sac within easy reach of the town centre.



Whether moving up or down the property ladder, viewing and consideration of this surprising home is essential to appreciate the well planned extended accommodation, layout, condition and its exact position enjoying a southerly facing rear garden.

Situated on the well regarded and desirable cul de sac off Hall Road, providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, doctors, train station, modern leisure centre and the multi screen cinema.

Accommodation: A uPVC part obscured double glazed door and side panel opens to the porch where a further obscured glazed door and side panel leads to the extended ground floor accommodation.

The open entrance has stairs rising to the first floor with an understairs cupboard and a wide arch leading to the spacious lounge/dining room, which extends to the full depth of the home, having a focal fireplace with a living flame effect electric fire and an abundance of natural light provided by the wide front facing bow window and wide patio doors to the rear garden.

The extended breakfast kitchen has an extensive range of base and eye level units with fitted worktops and matching breakfast bar set below the window overlooking the rear garden, an inset ceramic sink unit set below the second window overlooking the garden, space for a range cooker with an extractor hood over plus space for additional appliances and doors to both the garage and the rear garden.

To the first floor the landing has built in storage and loft access, plus doors leading to the four bedrooms, three of which can easily accommodate a double bed, and the family bathroom which has a white three piece suite incorporating a panelled bath with an electric shower over. The generously sized master has the benefit of a fitted en suite bathroom, also having a white suite incorporating a panelled bath with an electric shower above.

Outside: To the rear the southerly facing enclosed garden has a wide paved patio extending to the plot providing a lovely seating and entertaining area, leading to the good sized lawn which has well stocked borders, plus a further seating area and space for a shed at the top of the garden plus gated access to the front.

To the front there is a wide tarmac drive providing off road parking for several vehicles leading to the garage which has an up and over door, power and light plus access into the home.

What3Words: circle.exotic.crockery

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

**Property construction:** Standard **Parking:** Driveway **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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA20062024







Ground Floor

Approximate total area<sup>(1)</sup>

1281.4 ft<sup>2</sup>

119.05 m<sup>2</sup>



Floor 1

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



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