

Robin Close
Uttoxeter, ST14 8TP

John German





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£295,000

Attractive modern detached home with well maintained and generously proportioned accommodation with double bedrooms, garden room and a delightful south-westerly facing garden, located on the sought after Birdland development.



For sale with no upward chain involved, viewing of this excellent home is strongly recommended whether its your first home, or a move up or down the property ladder. Well maintained and improved by the current owner, with scope for cosmetic improvement to make the home your own. Providing a lovely balance to the ground floor including the addition of a garden room with the utility room and downstairs WC, and the three double bedrooms and en suite to the first floor. Set back from Robin Close and enjoying a south-westerly rear garden on the always popular Birdland development providing easy access to the convenience shop found on the estate and the town centre with its wide range of amenities.

A storm porch with a timber and part obscured double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the spacious ground floor accommodation. The front facing lounge has a focal fireplace with a gas fire set on a marble hearth and a wide walk in bay providing additional floor space. The dining room has uPVC double glazed French doors opening to the useful brick and uPVC double glazed constructed garden room providing additional living space with a tiled floor, power and light, and French doors to the garden. The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, space for a range stove with extractor hood over, integrated dishwasher and a useful under stairs cupboard. A door leads to the utility room where there is a fitted worksurface with a sink unit set below the window, base level units, space for appliances, a uPVC part obscured double glazed door to the side and a door to the fitted downstairs WC.

To the first floor, the landing has a built-in airing cupboard and a further storage cupboard, plus doors leading to the three bedrooms, all of which can accommodate a double bed, with the third bedroom having a built-in wardrobe. The rear facing master bedroom has a range of fitted wardrobes and bedside cabinets and the benefit of a fully tiled en suite shower room which has a modern suite incorporating a walk-in shower cubicle with a mixer shower over.

Completing the accommodation is the fully panelled family wet room presently equipped for mobility issues but providing potential for a bath to be easily reinstalled.

Outside to the rear, the south-westerly facing enclosed garden has a paved patio with brick edging providing a lovely seating and entertaining area leading to the lawn and further blue slate shale seating areas, plus a block paved area to the side of the home with gated access to the front. To the front is a small garden laid to lawn with an established shrub border. Shared vehicular access leads to a double width drive providing off road parking to the garage which has an up and over door, power and light, and houses the wall mounted combination gas central heating boiler.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

What3words: [inched.perused.launched](#)

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

Property construction: Standard

Parking: Drive & garage

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 D

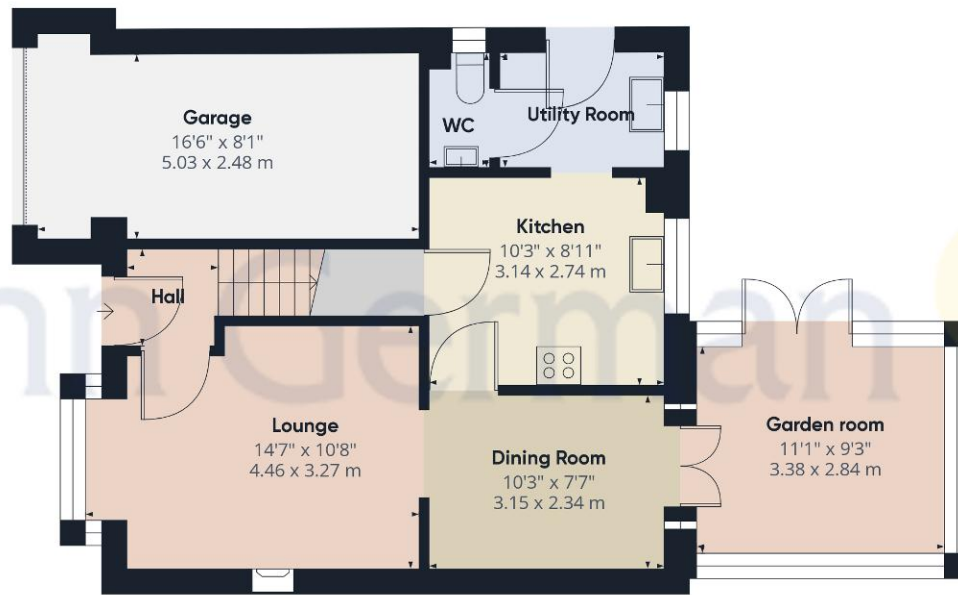
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/27062024





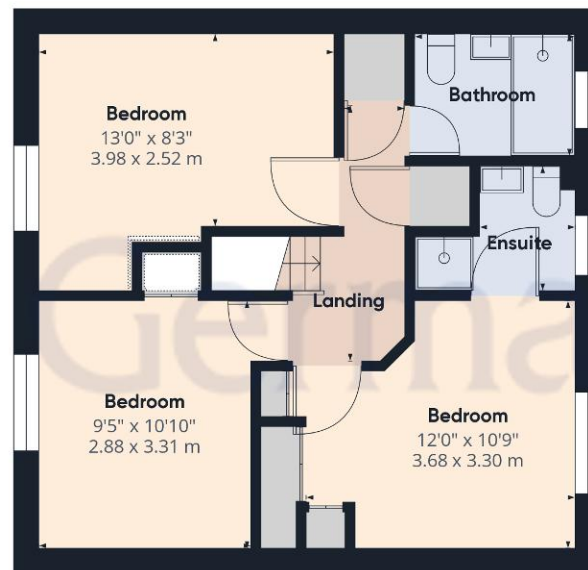


Ground Floor

Approximate total area⁽¹⁾

1169.52 ft²

108.65 m²



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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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