

# Heathlands Drive

Uttoxeter, ST14 7BL

John   
German





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£299,950

**Well presented detached home with extended ground floor accommodation occupying a delightful plot and position on a quiet cul de sac within easy access to amenities and the town centre.**



Whether looking to move up and down the property ladder or for your first home, viewing of this extended detached residence is strongly advised to appreciate the ground floor accommodation, the hugely impressive refitted bathroom with its four piece suite, the rear garden enjoying a good degree of privacy, and its exact cul de sac location. Situated in a quiet area of town within easy reach of local amenities including the well regarded three tier school system, a Tesco Express mini supermarket and public house. The town centre and its wide range of amenities are also nearby.

Accommodation - An enclosed porch has a part glazed door and side panel opening to the welcoming hall where stairs rise to the first floor having a useful cupboard beneath, and doors leading to the extended living space. To the front is the generously sized lounge having a lovely focal fireplace with a coal effect gas fire and cast grate plus a wide bow window providing ample natural light.

The fitted kitchen has a range of base and eye level units with fitted walnut worktops and an inset Belfast style sink set below the window overlooking the rear garden, a fitted gas hob with an extractor over and an electric oven under. A wide opening leads to the dining area providing ample space for a table and chairs with an arch opening to the pleasant sitting area which has a window to the rear and wide French doors opening to the patio and garden. The utility room is approached from the kitchen having a fitted worksurface and inset sink unit, plumbing for a washing machine and additional appliance space plus a built in cupboard housing the gas central heating boiler. A door opens to the rear garden and a further door leads to the downstairs WC which has a white two piece suite.

To the first floor the landing has a side facing window providing natural light and doors to the three bedrooms, all having built in storage, two of which can easily accommodate a double bed. Completing the accommodation is the impressive refitted family bathroom that has a contemporary four piece suite incorporating both a standalone panelled bath with a mixer tap and shower attachment, and a walk in double shower cubicle with a mixer shower over.

Outside - To the rear a block paved patio provides a pleasant seating and entertaining area enjoying a good degree of privacy leading to the garden which is mainly laid to lawn with well stocked established borders containing a large variety of shrubs, plants and trees.

The front garden is also mainly laid to lawn with well stocked borders containing a variety of shrubs. A block paved driveway provides off road parking leading to the garage which has an up and over door, power and light.

**what3words:** umbrellas.restored.pipeline

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**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:** 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 D

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

**Our Ref:** JGA/26072024

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Ground Floor

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

1270.68 ft<sup>2</sup>

118.05 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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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