



Well presented and maintained bungalow providing deceptively spacious, extended and remodelled accommodation, situated on a highly popular cul de sac in a sought after area of town.

NO UPWARD CHAIN

£299,950



John German

For sale with no upwards chain involved, internal inspection of this extended home is strongly recommended to appreciate the versatile layout including a fitted kitchen with a separate dining area, condition and its exact quiet cul de sac position.

Situated in a well regarded and popular area within close proximity of local amenities including Bramshall Road park, the town centre and its wide range of amenities are within easy reach.

Accommodation - An enclosed porch with a glazed door opens to the L-shaped hall having access to the loft and doors to the extended accommodation.

The comfortable lounge is positioned to the front of the home having a focal living flame effect electric fire and feature surround plus a wide bow window providing ample natural light.

The fitted kitchen is towards the rear of the bungalow having a range of base and eye level units with fitted work surfaces and an inset sink unit set below the side facing window, fitted electric hob with an extractor hood over and double electric oven under, plumbing for both a dishwasher and washing machine plus additional appliance space. The tiled floor runs into the separate dining area which has French doors giving direct access to the patio and garden.

There are three bedrooms, the extended master bedroom is also set at the rear of the home enjoying a pleasant outlook over the garden and a separate dressing area which has a built in triple wardrobe with sliding doors.

Completing the accommodation is the fully panelled shower room which has a white suite incorporating a corner shower cubicle with a mixer shower over.

Outside - To the rear a paved patio leads to the garden which is laid to lawn with well stocked beds and borders containing a variety of shrubs and plants and a further paved seating area at the bottom of the garden, plus space for a shed. The paviours extend to the side elevation also giving access to the front. To the front there is a tarmac driveway with brick edging providing off road

parking giving access to the detached garage and a further tarmac hardstanding on the opposite side of the garage provides additional parking.

what3words: encodes.spanner.potential

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

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/>

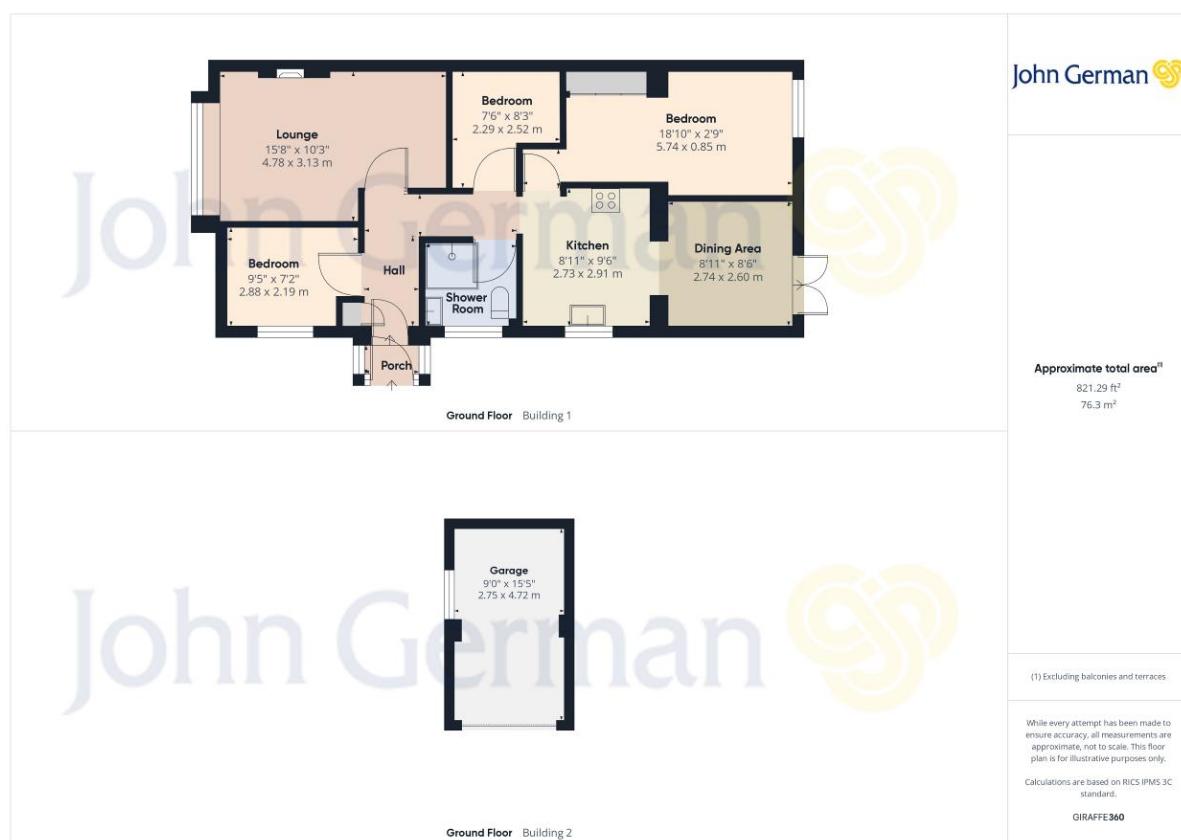
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

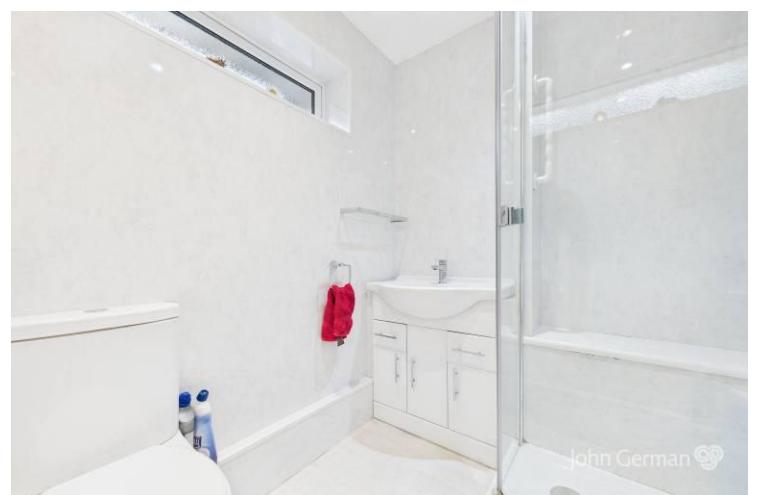
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/22082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you,







Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket
rightmove

RICS

arla
Propertymark
PROTECTED

naea
Propertymark
PROTECTED

The Property
Ombudsman

tsj
APPROVED CODE
TRADING STANDARDS.UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent