

Robin Close

Uttoxeter, Staffordshire, ST14 8TP

John 
German





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£315,000

Extremely well presented, modern detached home with excellent ground floor extended accommodation including an impressive semi open plan living dining kitchen, situated on the always popular Birdland development.



Internal inspection and consideration of this modern home is highly advised whether looking to move up or down the property ladder to appreciate its fabulous extended ground floor accommodation, standard and its exact position. Situated on the always in demand Birdland development within close proximity to open spaces and the convenience shop found on the estate, with the town centre and its wide range of amenities also within easy reach.

A storm porch with a uPVC part obscured double glazed entrance door opens to the hall, having a front facing window providing additional light, stairs to the first floor with an understairs cupboard and underfloor heating running through the ground floor accommodation, apart from the fitted downstairs WC which has a white suite and a side facing window. The hugely impressive semi open plan living dining kitchen starts with a seating area providing an ideal entertaining space with a focal fireplace, running into the L shaped dining/kitchen area. Immersed in natural light provided by three double glazed skylights, wide bifold doors opening to the patio, and a further window overlooking the garden. There is an extensive range of base and eye level units with superior work surfaces and an inset sink unit set below the window, fitted gas hob with a feature splashback and contemporary extractor hood over, built in double oven and integrated appliances including a dishwasher, washing machine, wine cooler and fridge freezer. A uPVC part obscure double glazed door opens to the side of the home with a canopy attached to the garage. Completing the ground floor accommodation is the front facing separate reception room, presently used as a cosy sitting room but also equally adapt as a study or playroom, depending on your requirements.

To the first floor, the landing has access to the loft via a fitted pull-down ladder and doors leading to the three bedrooms and the refitted family bathroom which has a white suite incorporating a panelled bath with a mixer shower and glazed screen, tiled splashbacks and a feature chrome effect towel rail. The front facing master has the benefit of a refitted en suite shower room having a modern white suite incorporating an oversized shower cubicle and tiled splashbacks.

Outside, to the rear, the enclosed garden has a natural stone effect paved patio providing a lovely seating and entertaining area, leading to the artificial lawn having a raised brick bed with a seat, slate shale beds, and a further seating area with space for a shed at the top of the garden. To the front, there is a wide block paved drive providing off road parking and a further tarmac drive leading to the detached garage which has an up and over door, power and light, and a personal door with a canopy adjoining the house.

What3words: records.thrashed.hero

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 and type: ADSL copper wire - 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

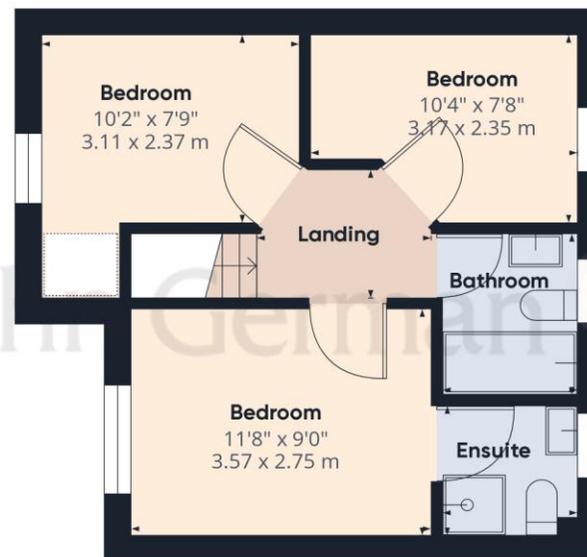
Our Ref: JGA/26092024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1075.85 ft²
99.95 m²

Reduced headroom

0.32 ft²
0.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
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JohnGerman.co.uk Sales and Lettings Agent



