

Lark Rise

Uttoxeter, ST14 8SZ

John 
German





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£335,000

Well presented modern family sized home providing deceptively spacious and highly versatile split level accommodation, situated on the always popular Birdland development.

Whether looking to move up or down the property ladder, internal inspection of this deceptively spacious home is essential to appreciate its room dimensions and extremely adaptable split-level layout, its condition, and its exact position. Situated on the highly regarded and desirable Birdland development providing easy access to the convenience shop found on the estate and the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, doctors, train station, modern leisure centre and the multi-screen cinema.

A replacement and part obscure double glazed entrance door opens to the welcoming hall which provides a lovely introduction to the home with stairs rising to both the upper and lower floors, built in storage and doors to the ground floor accommodation and the fitted guest cloakroom/WC.

The comfortable sitting room could easily make an ideal study or family room depending on your needs, having a front facing window and built in cupboard. The fitted kitchen is also positioned to the front of the home, having a range of base and eye level units with work surfaces and an inset sink unit set below the window, space for a gas range stove with extractor hood over, plumbing for a dishwasher and space for a fridge freezer. A stable style door opens to the fitted utility room which has base and eye level units with worktops to two sides, space for appliances and both a window and uPVC part double glazed door to the side elevation.

The lower-level lounge/dining room extends to the full width of the home having a focal coal effect gas fire with feature surround in the living area, plus uPVC double glazed patio doors giving direct access to the garden plus a window in the dining area also overlooking the garden.

The split-level landing has a sun pipe providing some natural light and doors leading to the four good size bedrooms, three of which can easily accommodate a double bed, and the fully tiled fitted family bathroom which has a white suite incorporating a panelled bath with electric shower over, built in airing cupboard and side facing window. The spacious front facing master bedroom has an extensive range of fitted furniture and a hugely impressive refitted en suite shower room which has a contemporary suite incorporating a double shower cubicle. The rear facing second bedroom also benefits from a refitted en suite shower room having a white suite.

Outside, to the rear there is an enclosed low maintenance garden with a lovely, decked seating area with a canopy, paving and purple slate shale edging, shrub borders and steps to a further hard landscaped area where there is space for a shed. To the front, there is a purple slate shale border containing a variety of shrubs and plants. A block paved driveway provides off road parking for several vehicles.

What3words: case.conqueror.wand

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 and 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

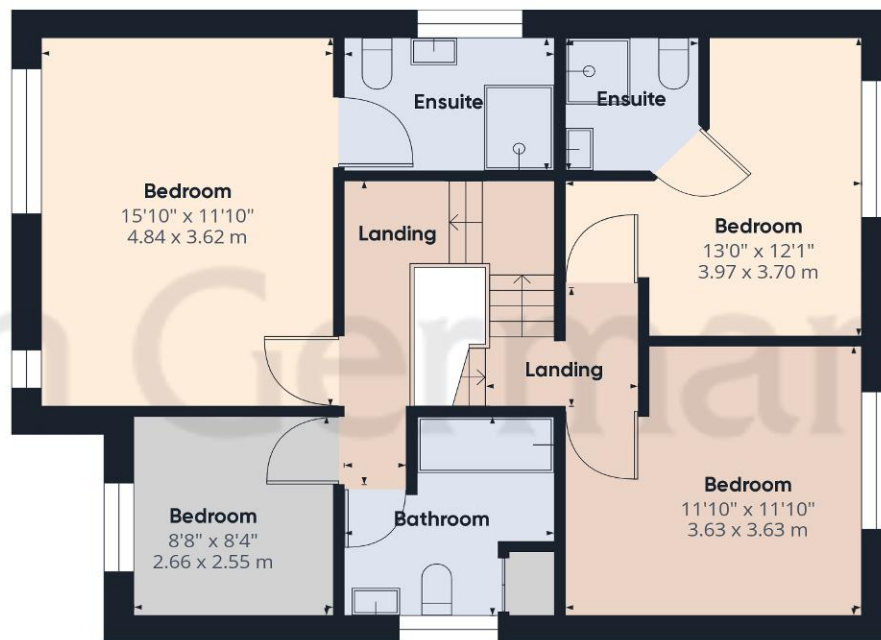
Our Ref: JGA/16102024







Ground Floor



Floor 2

Approximate total area⁽¹⁾

1476.38 ft²

137.16 m²

Reduced headroom

46.07 ft²

0.4 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		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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