

Buxton Road
Uttoxeter, ST14 8WG



Extremely attractive modern semi detached home with well appointed accommodation, occupying a pleasant plot and position on the popular Poppyfields development.

£229,995



John German 

Whether looking to make your first step onto the property ladder, to downsize or for a buy to let investment, viewing and consideration of this lovely modern home is highly recommended to appreciate its room dimensions and layout, specification and its impressive plot and position.

Built by Barratt homes in 2022 on the popular Poppyfields development, within easy reach of the town centre and its wide range of amenities.

Accommodation: The welcoming entrance hall has stairs rising to the first floor and a door opening to the well proportioned ground floor accommodation.

The generously sized lounge has a front facing window and a door opening to the inner hall, where doors lead to the dining kitchen and to the fitted guest cloakroom/WC which has a white two piece suite.

The well equipped and superior dining kitchen extends to the width of the home, having a range of base and eye level units with worktops and an inset sink unit, tiled splashbacks, a fitted gas hob with an extractor hood over and electric oven under, plus an integrated fridge freezer and washing/dryer. Additionally, there is a useful built-in cupboard. Wide uPVC double glazed French doors and side lights overlook the pleasant rear garden and provide direct access to the patio.

To the first floor the landing has a side facing window providing natural light and doors leading to the two good size bedrooms, both of which can easily accommodate a double bed with the front facing master having the benefit of built-in wardrobes.

Completing the accommodation is the fitted bathroom which has a white three piece suite incorporating a panelled bath with a mixer shower and folding glazed screen above, plus complementary tiled splashbacks and a tiled floor.

Outside, to the rear a paved patio leads to the good sized south westerly facing garden laid to lawn and providing a blank canvas to landscape as you wish, enclosed to three sides with gated access to the front.

To the front there is a landscaped garden laid to lawn with shrub borders.

A tarmac driveway extends to the side of the home providing off road parking.

Please note we are advised that there is a small annual charge of approx. £149 for the maintenance of communal areas.

What3Words: couriers.situated.sharp

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: Driveway

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 B

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

Our Ref: JGA09122024

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, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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