

# Netherfield Close

Uttoxeter, ST14 7FB



Modern end terrace bungalow in need of cosmetic improvement situated on a small private cul de sac within easy reach of local amenities and the town centre.

NO UPWARD CHAIN

£200,000

John German 

For sale with no upward chain involved, viewing of this modern bungalow is highly recommended to appreciate its exact size and layout including a conservatory and en suite to the master bedroom, potential to personalise and its exact position.

Situated on a private cul de sac set back from Park Street where local amenities include a convenience shop and public house closeby as well as the town centre with its wide range of facilities.

Accommodation - A part obscure double glazed entrance door opens to the L-shaped hall providing a welcome introduction to the home with a useful walk in cloaks/storage cupboard that houses the gas central heating boiler, and doors to the well proportioned accommodation.

The fitted kitchen provides space for a small dining suite having a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, space for a cooker with an extractor over, plumbing for a washing machine and space for a further appliance. A door leads to the generously sized lounge which has wide uPVC double glazed French doors opening to the useful brick base and uPVC double glazed constructed conservatory providing additional and versatile living space which has power points and light plus French doors opening to the garden.

There are two good sized bedrooms, the rear facing master double bedroom having the benefit of an en suite shower room incorporating a shower cubicle with a mixer shower over.

Completing the accommodation is the fitted bathroom which has a white suite with complementary tiled splash backs and a front facing window.

Outside - To the rear, timber decking lies adjacent to the conservatory and leads to the good sized paved patio and low maintenance gravelled garden which has borders and enjoys a degree of privacy, enclosed to three sides with gated access to the front.

To the front is a plum slate shale border and a double width tarmac driveway providing off road parking.

**what3words:** lowest.flows.bungalows

**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:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

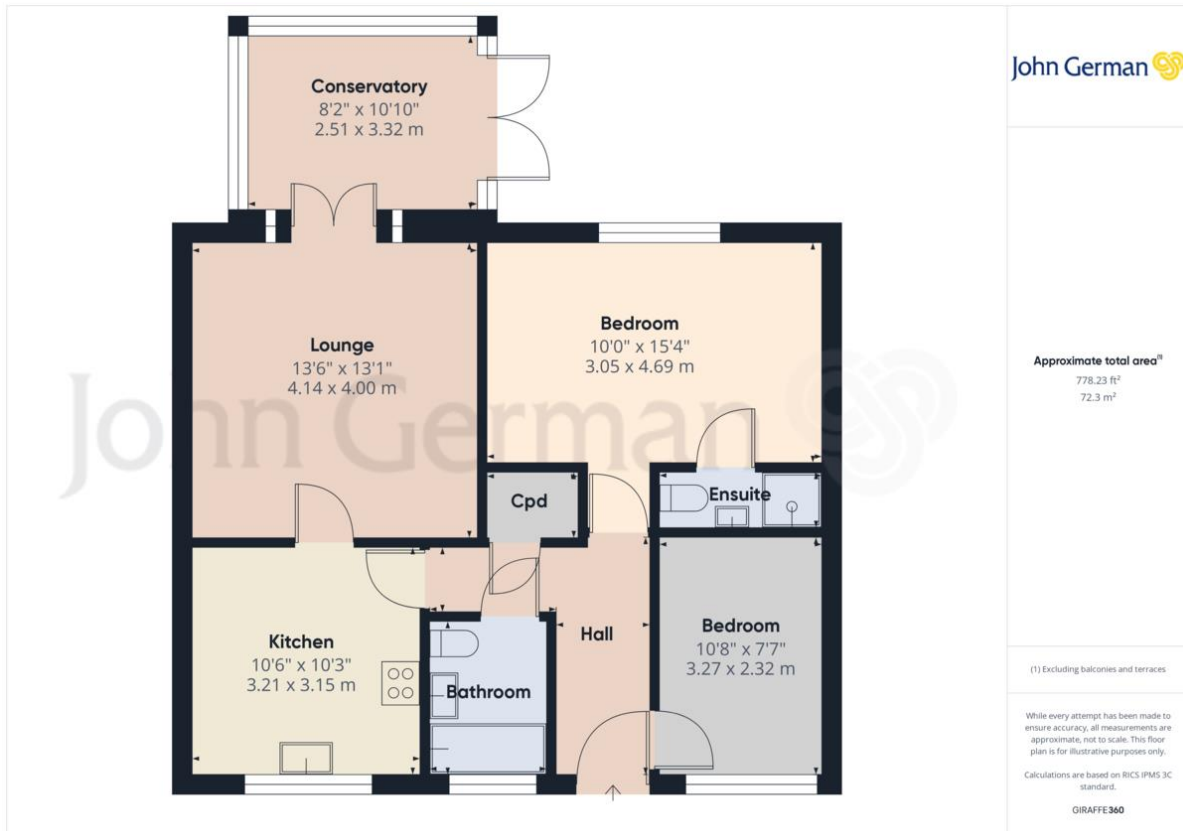
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

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

**Our Ref:** JGA/31122024

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AWAITING EPC MEDIA



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

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