

Bamford Grove

Uttoxeter, ST14 5NS



Attractive and modern style detached home with remodelled ground floor accommodation, in need of some cosmetic updating, occupying a pleasant cul-de-sac position enjoying privacy to the rear.

£320,000



John German

Viewing and consideration of this attractive modern style home is strongly recommended whether you are looking to move up or down the property ladder, to appreciate its remodelled ground floor space which includes an open plan dining kitchen and conservatory, plus its lovely quiet cul-de-sac position where the south westerly facing rear garden enjoys a good degree of privacy.

Situated on the popular development towards the edge of town but within easy reach of local amenities and providing easy access to the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: A canopy storm porch with a part obscured double glazed entrance door opens to the welcoming hall, which has stairs rising to the first floor with an understairs cupboard and doors leading to the ground floor accommodation and the fitted guest cloakroom/WC.

To the rear of the home is the well proportioned lounge which has a focal coal effect gas fire with a feature stone effect surround and a wide walk-in bay window with French doors opening to the brick based and uPVC double glazed conservatory overlooking the pleasant garden, providing additional living space with a radiator and French doors to the patio.

The hub of this home is the open plan dining kitchen which extends to the full depth of the home. In the kitchen which is positioned to the rear there is a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor hood over and double electric oven under, an integrated dishwasher and space for a fridge freezer, plus a part obscured double glazed door to the side.

From the hall a door leads to the laundry room, formerly the rear of the garage, having plumbing for washing machine and a side facing window, plus the wall mounted central heating boiler.

To the first floor the pleasant landing has a built-in airing cupboard and access to the part boarded loft via a pull down ladder. Doors lead to the four bedrooms. The generously sized front facing master having built-in wardrobes and further storage

above the overstairs bulkhead, three windows and the benefit of an ensuite shower room which has a suite incorporating a double shower cubicle. The remaining bedrooms are all positioned to the rear enjoying a pleasant outlook, with the second bedroom also having built-in wardrobes. Completing the accommodation is the family bathroom, which has a white three piece suite with half tiled walls.

Outside: To the rear a paved patio provides a lovely seating and entertaining area enjoying a good degree of privacy, leading to the south westerly facing garden laid mainly to lawn enclosed to three sides with gated access to the front.

To the front there is a garden laid to lawn and a double width driveway providing parking. The small garage has an up and over door with the remainder forming the laundry room, accessed from the hall. This space could be easily returned to a standard garage if required.

What3Words: positives.shuttled.willpower

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: TBC

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: JGA220125

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.



John German

Approximate total area⁽¹⁾
1261.09 ft²
117.16 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360





OnTheMarket

rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

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

01889 567444

uttoxeter@johngerman.co.uk

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 with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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