

Russell Close

Uttoxeter, ST14 8HZ

John
German





BOSCH

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£325,000

Attractive, individually designed modern home providing well proportioned and immaculately maintained family sized accommodation, situated on a small cul de sac development on the edge of the town centre.

For sale with no upward chain involved, viewing of this excellent modern style family home is essential to appreciate its room dimensions, well planned layout and its condition. Having had one careful owner since new who has improved and invested in the home, the property benefits from superior refitted shower rooms and a guest's WC. Occupying a pleasant plot with a westerly facing rear garden plus ample parking and a detached double garage. Situated on a small cul de sac development on the edge of the town centre within walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, multi screen cinema and a modern leisure centre.

Accommodation - A storm porch with a part obscure double glazed entrance door and side lights opens to the reception hall providing a lovely introduction to the home with stairs rising to the first floor and a useful under stairs cupboard. Doors lead to the spacious ground floor accommodation including the refitted guest's cloakroom/WC which has a white two piece suite.

The generously sized lounge extends to the full depth of the home having a focal living flame effect electric fire with a feature surround, two front facing windows and uPVC double glazed French doors and side panels overlooking the garden and providing access to the patio. Glazed doors lead to the separate dining room which has a wide walk in bay window providing ample natural light and a view of the garden.

The fitted kitchen has a range of base and eye level units with worksurfaces and a matching bar, an inset sink unit set below the front facing windows, fitted gas hob with an extractor over, built in double electric oven, an integrated dishwasher and space for a fridge freezer. The tiled floor runs into the utility room providing potential to remove the dividing wall to open the kitchen into one large space that would extend to the depth of the property. The utility currently has a range of units with worktops, inset sink unit, plumbing for a washing machine, additional appliance space and a part obscure glazed door to the garden.

To the first floor the landing has a built in airing cupboard and access to the loft via a fitted pull down ladder. Doors lead to the four bedrooms, three of which can easily accommodate a double bed. The spacious rear facing master has the benefit of a walk in dressing area with built in wardrobes to one side and a door to the refitted en suite shower room which has a modern white suite incorporating a double shower cubicle with a mixer shower over and complementary tiled splash backs. Bedrooms two and three also benefit from having built in wardrobes. Completing the accommodation is the excellent refitted family shower room also having a white modern suite incorporating a large double shower cubicle with a mixer shower over plus feature contrasting tiled splash backs and half tiled walls.

Outside - To the rear is a good sized westerly facing garden having a block paved patio providing a lovely seating and entertaining area leading to a shaped lawn, slate shale edging, raised borders and a useful timber built cabin which has power - making an ideal home office, den or bar depending on your needs. A further paved seating area and shale bed has a timber pergola leads behind the garage to a vegetable bed offering space for a further shed and storage. To the front is a garden laid to lawn which wraps around to the side elevation where you will also find a double width driveway providing off road parking leading to the detached double garage which has two up and over doors, power and light plus a pedestrian door to the garden.

what3 words: gracing.myth.examine

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: 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 E

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

Our Ref: JGA/29012025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1480.55 ft²

137.55 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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