

Mellor Drive

Uttoxeter, ST14 7AL

John 
German





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£230,000

Substantial traditional semi detached home with well presented and appointed accommodation, occupying a good size plot with ample parking. Situated in the popular area within easy reach of amenities.

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An ideal first home, move up or down the property ladder or a buy to let investment, viewing of this substantial home is recommended to appreciate the room dimensions and its standard. Occupying a good size plot enjoying a westerly facing rear garden and ample parking to the front. Situated in a popular area within easy reach of local amenities including the Tesco Express mini supermarket and a public house. The town centre is also close by.

An enclosed porch has a part obscured double glazed door opening to the entrance area and open lounge which extends to the full width of the home having a focal fireplace with a inset log burner, a feature parquet floor in the lounge area, plus a wide front facing window and stairs to the first floor. The impressive dining kitchen also extends to the full width of the home with an extensive range of base and eye level units with fitted quality worktops and an inset sink unit set below the window, fitted induction hob with an extractor over, two built in electric ovens and integrated appliances including a dishwasher, fridge freezer and wine fridge. In the dining area, there is a focal chimney breast with a log burner set on a hearth and double glazed patio doors opening to the brick base and double glazed constructed conservatory providing additional entertaining space, overlooking the garden with patio doors giving direct access outside. Completing the ground floor space is the versatile side utility room, currently also used as a study area with plumbing and additional appliance space, plus doors to the front and rear elevations.

To the first floor, the landing has a side facing window providing natural light, a built-in airing cupboard and doors to the three good size bedrooms, two of which can easily accommodate a double bed, with the third bedroom having built in storage. Finally, there is the fully tiled family bathroom which has a modern three piece suite incorporating a panelled shower bath with a mixer shower and glazed screen above, plus dual aspect windows.

Outside to the rear, the westerly facing enclosed garden has an Indian stone paved patio providing a lovely seating and entertaining area, leading to the lawn which has gravelled beds and shrub borders, plus space for sheds. To the front, a block paved driveway provides off road parking for several vehicles.

What3words: treat.upgrading.questions. **Our Ref:** JGA/14042025

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

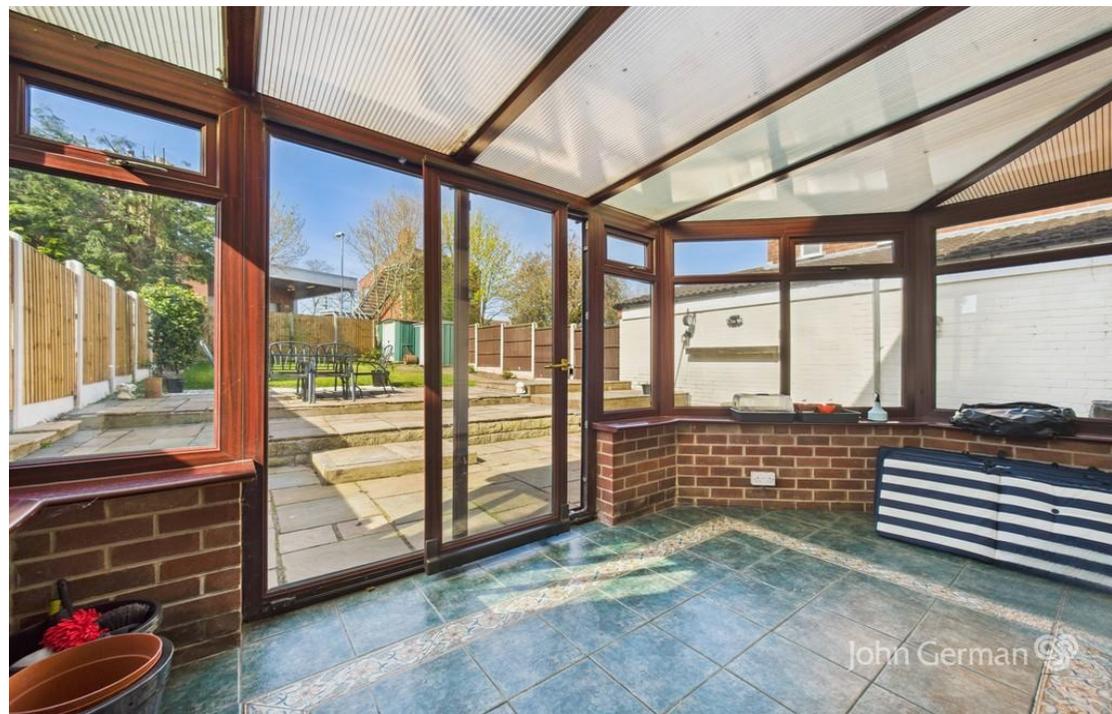
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

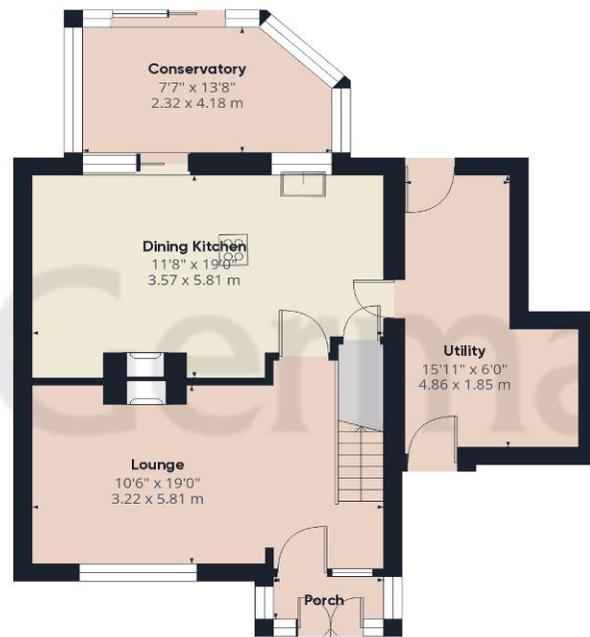
Useful Websites: www.gov.uk/government/organisations/environment-agency

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Ground Floor

Approximate total area⁽¹⁾

1063.25 ft²

98.78 m²



Floor 1

(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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Agents' Notes

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



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