

Chaffinch Drive

Uttoxeter, ST14 8UE



Well presented and maintained modern style home providing generously sized ground floor living space, situated on the popular Birdland development.

£295,000



John German

For sale with no upward chain involved, viewing of this lovely detached home is essential whether looking to move up or down the property ladder. Providing generously sized ground floor living space incorporating three reception rooms and a fitted kitchen, also the rear garden enjoys a degree of privacy.

Situated on the always in demand Birdland development within walking distance to the convenience shop found on the estate, with the town centre and its wide range of amenities also close by.

A uPVC part obscured double glazed door opens to the welcoming hallway where stairs rise to the first floor having a useful understairs cupboard and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The lounge has a living flame effect gas fire with a feature surround and a front facing window allowing natural light to flood in. An arch leads to the dining room which has wide sliding patio doors giving direct access to the patio and a view of the rear garden.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, space for a gas cooker with extractor over, plumbing for a dishwasher and additional appliance space. An arch leads to the versatile breakfast room, equally adept to be used as a playroom or additional seating, having uPVC double glazed French doors opening to the patio and garden.

To the first floor, the landing has a side facing window providing natural light, access to the loft and a built in airing cupboard. Doors lead to the three good size bedrooms, two of which can accommodate a double bed and also benefit from built in wardrobes.

Completing the accommodation is the fitted family bathroom having a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, tiled splashbacks and a rear facing window.

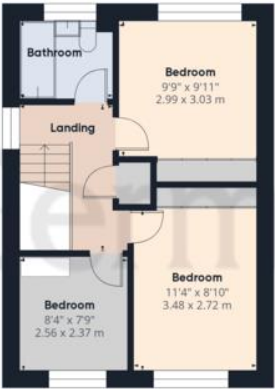
To the rear, a paved patio has a dwarf wall and steps, leading to the garden mainly laid to lawn with well stocked borders and a further paved seating area at the top of the garden. Enclosed to three sides by panelled fencing and enjoying a degree of privacy with gated access to the front. To the front is a garden laid to lawn. A tarmac driveway and block paved hardstanding provides off road parking, leading to the garage which has an up and over door, power and light, plus plumbing for a washing machine and the wall mounted combination central heating boiler.

What3words: prominent.zoos.firework
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 & garage
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28022025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1017.18 ft²
94.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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