

Lark Rise

Uttoxeter, ST14 8SZ

John
German





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£325,000

Immaculate family home providing well laid out and flexible accommodation with potential to reconfigure if needed. Lovely private garden, extensive driveway parking and a single garage. Available with no upward chain.

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Situated in a sought after area within walking distance of both the convenience shop found on the estate, and the town centre with its wide range of amenities which include a superb selection of shops, leisure and health care facilities plus excellent transportation links via the A50 and its connections to the M1 and M6. Additionally, a local railway station is nearby, as well as the renowned racecourse. Local schooling includes a selection of both independent and state schools for all ages.

The property is set well back from the road in a slightly elevated position behind low maintenance gardens and a double width driveway which provides extensive parking as well as access to the integral garage. Entrance to the property is via the front entrance door which has a storm canopy above and opens into a lobby with stairs rising to the first-floor landing. The main living room overlooks the front elevation and has a feature fireplace located along the outer wall with an "Adam" style surround marble back and hearth and a living flame electric fire. The extended dining room is great for larger gatherings and acts as a multi-use room with space for a dining table and chairs plus space for additional soft furnishings in front of the French doors that overlook the rear garden with an electric extending sun canopy. The kitchen has also been extended and overlooks the rear garden, fitted with a range of base and eye level units with plenty of worktop space, inset sink unit with mixer tap and tiled splashbacks. The current owners prefer the open shelf aesthetic (except for the sink base units) but the units are standard sizes so doors would be easy to retro fit. There is a built-in double oven, induction hob with extractor hood over. There is potential to open the kitchen into the dining room if desired (potential buyers should make their own enquires to confirm what that involves). The inner lobby leads to the shower room and to the garage via a courtesy door and a larger than average utility room which is fitted with a range of base units with worktops above, stainless steel sink and tiled splashbacks leaving space for a full range of appliances including fridge freezer, dishwasher and washing machine. A window overlooks the rear garden and an exterior door onto the side of the property. The property also boasts a ground floor wet room which has PVC panelling and is fitted with a low flush WC, vanity wash basin with storage beneath and a walk-in shower area with glass screen, a window to the rear and chrome heated towel radiator. If you require lateral living the garage provides great potential to be converted into a ground floor fifth bedroom, subject to buildings regulation approval.

On the first floor stairs a central landing has a built-in airing cupboard and doors leading off to the bedrooms and bathroom. The master bedroom has a large picture window overlooking the front and fitted open hanging and storage space. The en-suite shower room is fully tiled fitted with a vanity wash basin with storage beneath, low flush WC and a double shower, window to the rear. The family bathroom has been refitted with a low flush WC, vanity wash basin and a panelled bath with shower over, tiling to half wall height, window to the rear. There are two further lovely double rooms overlooking the front and rear elevations respectively, one of which also has built-in hanging and storage space. The fourth bedroom is a good sized single room currently used as a home office.

Outside to the rear is a lovely private rear garden being mainly laid to lawn with ornamental borders, a paved patio area adjacent to the house and a raised decked seating area at the rear.

Note: The property has had a new Worcester Eco combination boiler with a manufacturer's warranty until October 2032 and new radiators since the EPC was produced this would have a positive impact on the rating.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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).

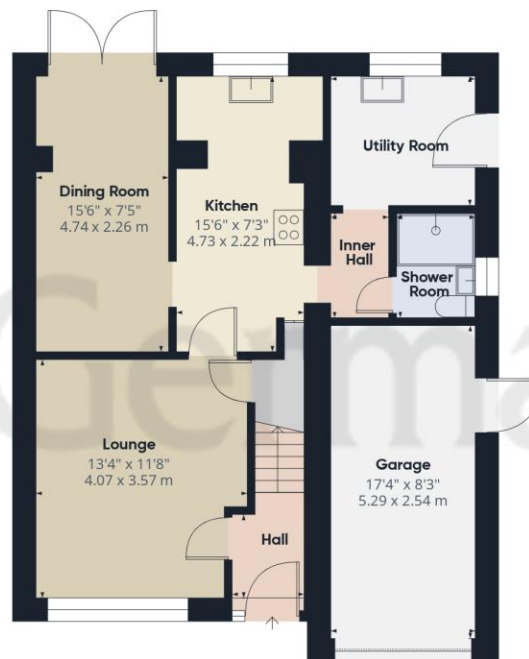
Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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





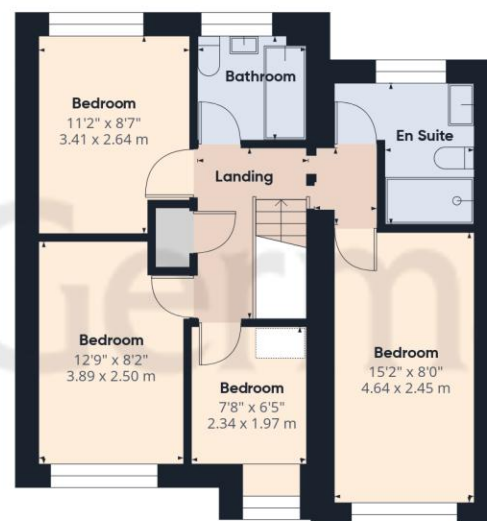


Ground Floor

Approximate total area⁽¹⁾

1192 ft²

110.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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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.

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

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