

Lark Rise

Uttoxeter, ST14 8SZ



Well-maintained modern end terrace home with a conservatory and downstairs wc, located on the always popular Birdland development within close proximity of local amenities and the town centre with its wide range of amenities.

£195,000



John German

For sale with no upwards chain involved, viewing and consideration of this pleasant modern style home is highly recommended whether searching for your first home, downsize, or for a buy-to-let investment. The property has been well maintained by the current owners whilst also providing scope to personalise and improve to make it your own home.

Accommodation - A uPVC entrance door opens to the hall where doors lead to the ground floor accommodation and the fitted guest cloakroom/wc, which has a white two-piece suite.

The well-proportioned lounge has a focal fireplace surround with an electric living flame effect fire, a front facing window and stairs rising to the first floor with built-in storage below.

At the rear and extending to the full width of the property is the fitted dining kitchen having a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and additional appliance space, plus a useful built-in cupboard having both power and a light. uPVC double glazed French doors open to the useful brick and uPVC double glazed constructed conservatory, providing additional living space or a dining room if preferred, having power points and light, a TV aerial point and French doors providing access to the garden.

To the first floor the landing has a loft hatch and doors leading to the two good sized bedrooms, both of which extend to the full width of the property with the rear facing master providing ample space for a double bed and furniture, and the second bedroom having a built-in airing cupboard housing the hot water cylinder. Completing the accommodation is the fitted bathroom which has fully tiled walls and a side facing window providing natural light, plus a modern style white suite incorporating a panelled shower bath with an electric shower over.




Outside - To the rear is a garden which is predominantly paved, with well stocked borders containing a variety of shrubs and plants, and access to a shared path leading to the front.

To the front is a planted bed and a tarmac driveway providing off road parking.

What3words: limitless.saints.lighten
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: 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19112025

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Ground Floor		
		<p>Approximate total area^m</p> <p>643 ft²</p> <p>59.8 m²</p>
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.
		GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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