

Cedar Close  
Uttoxeter, ST14 7NP

John  
German





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# Cedar Close

Uttoxeter, ST14 7NP

£270,000

Extremely well presented semi-detached home providing generously sized and well appointed family sized accommodation with the benefit of solar panels, located on a quiet cul-de-sac in this popular area.

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Ideal whether moving either up or down the property ladder, internal inspection of this impressive family sized home is essential to appreciate its room dimensions and turn-key condition, plot and its exact position on the quiet cul-de-sac. Benefiting from solar panels providing reduced electricity costs and an income.

Situated in this popular area within easy reach of local amenities including Tynsel Parkes First School, and the town centre with its wide range of facilities including public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

**Accommodation** - A traditional tiled canopy porch with a composite part obscure double-glazed door and side panels, opens to the welcoming hallway where stairs rise to the first floor and part glazed doors lead to the ground floor accommodation.

The comfortably sized lounge has a wide front facing window providing natural light, and a focal fireplace. To the rear is the impressive open plan dining kitchen, having an extensive range of base and eye level units with worksurfaces and matching breakfast bar, an inset sink unit set below the window overlooking the garden, fitted induction hob, built-in electric oven and further combination oven, an integrated dishwasher and space for an American style fridge/freezer, plus uPVC double glazed French doors in the dining area providing access to the garden.

The laundry room has a part obscure double-glazed door providing direct access outside, plus doors to the garage and the fitted downstairs WC which has a white two-piece suite.

To the first floor the landing has a built-in airing cupboard and access to the loft. Doors lead to the four good sized bedrooms, three of which can accommodate a double bed, with the master having the benefit of a fitted ensuite shower which has a white suite incorporating a double cubicle with a thermostatic shower over.

Completing the accommodation is the fitted family bathroom, also having a white modern suite with complementary tiled splashbacks incorporating a panelled bath with an electric shower over.

**Outside** - To the rear, timber decking adjacent to the French doors from the dining kitchen provides a pleasant seating and entertaining area leading to the garden laid predominantly to lawn, with a concrete base at the bottom of the garden, and space for sheds.

To the front a full width tarmac and block paved driveway provides off road parking, leading to the garage which has an up and over door, power and direct access into the home.

**Note:** property benefits from solar panels providing reduced electricity costs and an income, we are advised this is approximately £900 pa. The ownership of these will be transferred to the new owner.

**W3W:** whips.libraries.redeeming

**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:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30012026

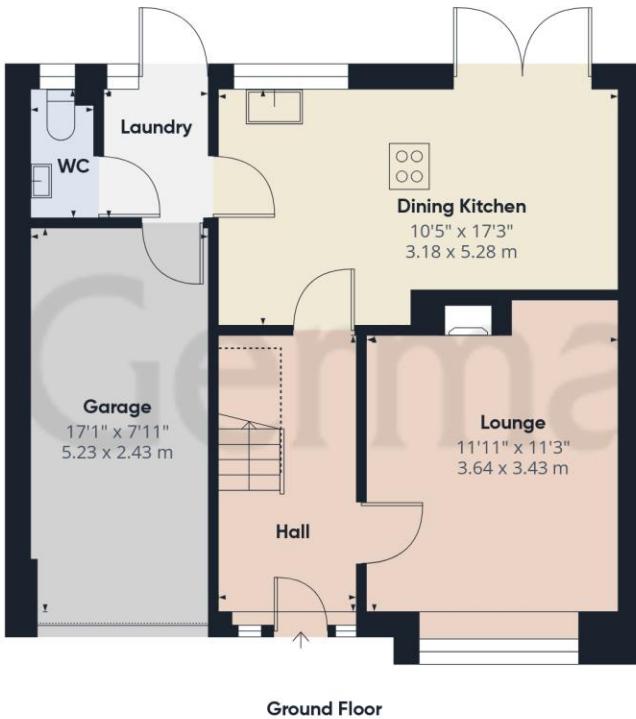


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Approximate total area<sup>(1)</sup>

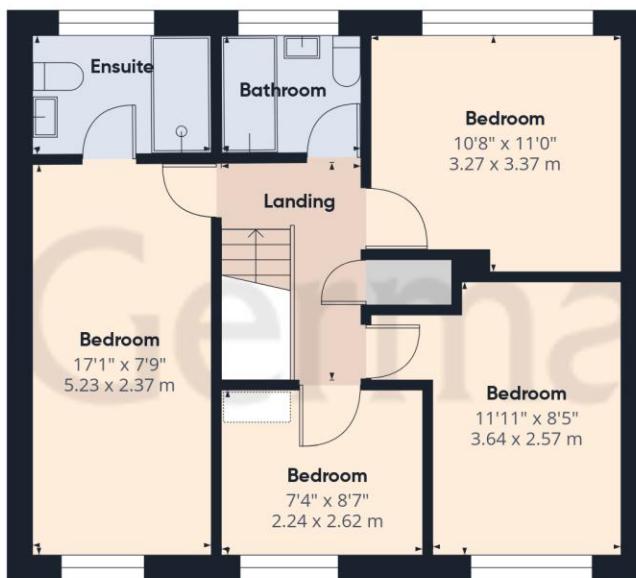
1124 ft<sup>2</sup>

104.4 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

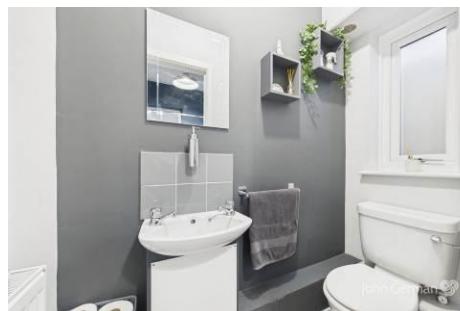
..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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

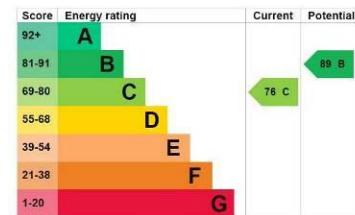
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German  
9a Market Place, Uttoxeter,  
Staffordshire, ST14 8HY  
01889 567444  
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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