



Well presented and improved traditional style semi-detached home with a versatile garden room, occupying a pleasant plot and position at the head of the quiet cul-de-sac with parking and a detached garage.

£199,995



Whether looking to make your first step onto the property ladder, or looking to move either up or down the market, viewing and consideration of the excellent home is highly recommended to appreciate its condition and layout incorporating a versatile and good-sized garden room, its pleasant rear garden which backs onto single storey properties, the good amount of parking, and the quiet cul-de-sac position.

Located in a popular area of Uttoxeter within close proximity of local amenities, also with easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

A uPVC part obscure double-glazed door and side panels open to the lovely hallway, where stairs rise to the first and a tiled floor runs into the kitchen, plus light oak doors to the extended ground floor accommodation.

The well-proportioned lounge extends to the full width of the home, with a wide window providing an abundance of natural light. The fitted kitchen has an extensive range of base and eye level units with fitted worktops and kickboard lighting, an inset sink unit and tiled splashbacks, integrated dishwasher, space for a cooker with an extractor hood over, plumbing for a washing machine and space for further appliances. Part glazed double doors open to the versatile garden room which is currently used as a games room, but equally useful as a dining room, with power points and light, plus uPVC double glazed sliding patio doors opening to the garden (please note, the log burner currently in this space is not included in the sale).

Completely the ground floor space is the excellent fitted bathroom which has feature tiled walls and a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above.

To the first floor, the landing has feature half-height panelling to the walls, a loft hatch and light oak doors leading to the three good sized bedrooms, with the rear facing master extending to the full width of the property and a useful built-in cupboard housing the gas combination gas central heating boiler (only installed this year!).

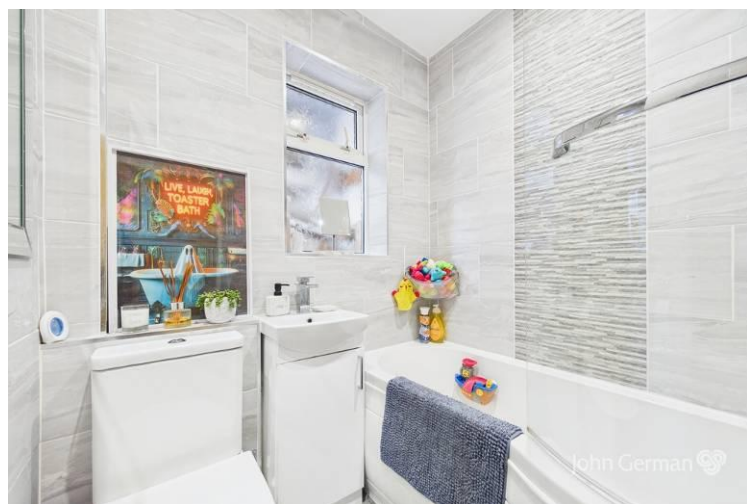
Outside, to the rear, the enclosed garden has a paved patio providing a pleasant seating and entertaining area enjoying a degree of privacy, plus an additional seating area with a raised fishpond, leading to the wide lawn which has shrub borders, plus gated access to the front. At the front, a tarmac driveway with brick edging and a shrub border, provides off road parking for several vehicles, leading to the detached garage which has power and light, and an adjoining shed to the rear.

What3words: [///endlessly.chainsaw.eats](#)
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19022026

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