

Drovers Close

Uttoxeter, ST14 7FH



Well presented modern terrace with an enclosed southerly facing rear garden & off-road parking, situated on a popular town centre cul-de-sac within a 'stones throw' of its wide range of its amenities.

£205,000

John German 

Ideal whether looking for your first home, moving either up or down the property ladder or for a buy-to let investment, viewing and consideration of this delightful modern home is highly recommended. Combining the ability to move straight in with scope to make it your own, with its many plus points including the downstairs WC, an ensuite shower room to the master, an enclosed southerly facing rear garden and designated side-by-side parking for two vehicles.

Situated in the town centre within a short stroll of 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. The nearby A50 dual carriageway links the M1 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - The welcoming hall provides a lovely introduction to the home, where stairs rise to the first floor and doors lead to the ground floor accommodation and the guest cloakroom/WC.

To the rear of the home is the well-proportioned lounge/dining room that extends to the full width of the property with French doors opening to the pleasant southerly-facing garden, and a useful understairs cupboard. The front facing kitchen provides space for a breakfast bar or small table, with a range of base and eye level units with fitted worksurfaces and an inset sink unit, a fitted gas hob with an extractor hood over and oven under, plumbing for a washing machine and space for a fridge/freezer.

To the first floor the landing has doors leading to the three bedrooms, two of which can accommodate a double bed, with the front facing master having a built-in wardrobe and the benefit of an ensuite shower room which has a modern white suite. Completing the accommodation is the fitted family bathroom which also has a modern white three-piece suite, incorporating a panelled bath with a mixer shower over and complementary tiled splashbacks.

Outside - To the rear, the enclosed southerly facing has a paved patio leading to the lawn which has a shrub border to one side, a concrete hardstanding providing space for a shed, and gated access to the rear.

To the side of the townhouses are two designated side by side parking spaces plus the use of shared visitor spaces.

What3words: dimension.uses.boasted

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. There is a small annual charge for the maintenance of shared area.

Property construction: Standard

Parking: Designated side-by-side spaces

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12032026

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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