

Churchill Close

Uttoxeter, Staffordshire, ST14 8BB

John 
German





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£395,000

A modern executive style four bed detached house offering superb accommodation with 1900 sq. ft. of living space, situated on a 0.2 acre plot with landscaped gardens, ample off-road parking and a double garage.



This modern four-bedroom detached home offers plenty of space for a family, with 1900 square feet of living space on a 0.2-acre plot, all situated on a private, sought-after road off a popular cul-de-sac within walking distance to Uttoxeter town centre.

Situated down a private drive at the end of the cul-de-sac, the large driveway provides ample off-road parking and leads to the double garage and storm porch.

The entrance door opens into the large reception hall, with staircase off to the first floor and access to the ground floor accommodation, including the guest cloakroom and a useful storage cupboard. To the left-hand side is the main sitting room with a front facing square bay window and a feature fire surround with inset living flame gas fire with marble inset and hearth.

Situated to the rear elevation is the separate dining room and the breakfast kitchen which is fitted with a range of wooden wall and base units with roll edge work surfaces. Integral appliances include a gas hob with extractor fan over, an electric double oven, dishwasher and fridge freezer. There is ample space for a dining table and access into the useful utility room, with further base and wall units, plumbing for a washing machine, space for an additional appliance and the recently installed wall mounted gas central heating boiler. There is a door out to the side and a small storage cupboard.

Open plan access with a step up from the kitchen leads to the family room, with a focal point provided by a living flame gas fire and French doors opening out to the rear patio and impressive garden, making this an ideal space for modern family life.

Stairs rise off the reception hall to the impressive first floor galleried landing with an airing cupboard and loft access. On the first floor are four bedrooms, three of which have built-in wardrobes, including the master bedroom with a walk-in wardrobe and refitted en-suite shower room with storage units, and guest bedroom two, also having an en-suite shower room.

Completing the accommodation is the family bathroom which is fitted with a white suite including a bath with shower over.

Outside the property is located down a private road at the end of the cul de sac and sits on a 0.2-acre plot with truly impressive gardens, brimming with a variety of mature plants and shrubs, lawns and display borders.

There is side access leading to the enclosed rear garden which is tiered with a brick wall and attractive lawns, with display borders packed with a variety of interesting plants and shrubs. There is a large paved patio with railings overlooking the main garden; the property is a true gardener's paradise and we highly recommend viewing.

Agents Note: Access is over a private road, which the four neighbouring properties have the shared responsibility to maintain.

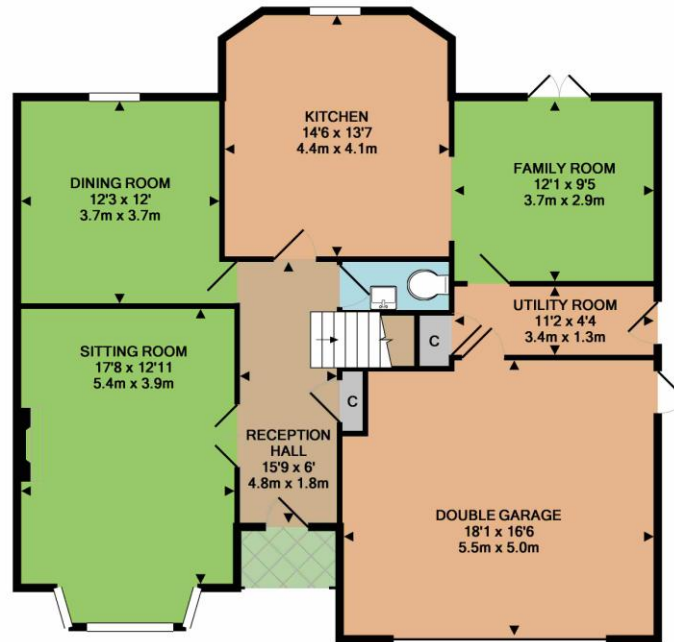
Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services; Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Broadband services are available.

Useful Websites; www.environment-agency.co.uk ; www.easttaffsb.gov.uk/planning
Ref: JGA/28092017







GROUND FLOOR
John German 



1ST FLOOR



Floor Plan Cla use

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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