

Lark Rise

Uttoxeter, ST14 8SZ

John 
German





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Offers in the region of £265,000

Well-presented and enhanced modern detached family sized home providing spacious split-level accommodation, situated on the always popular Birdland development within easy reach of amenities and the town centre.



Viewing of this impressive well-proportioned home is strongly recommended to appreciate its layout, room dimensions and improvements done by the current owners which include a refitted breakfast kitchen and family bathroom plus replacement doors and windows to the front and side elevations.

Situated on the constantly sought-after Birdland development which has its own convenience shop, the town centre is also within easy reach and its amenities include supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen cinema and a modern leisure centre. The A50 dual carriageway is also easily approached linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation

A storm porch with a replacement composite part obscure double glazed door leads to the welcoming and impressive entrance hall that has a wooden laminate floor and stairs rising to the first floor. Doors lead off to the ground floor accommodation including the fitted guest WC.

The spacious lounge/dining room situated at the rear of the property has a focal gas fire with surround and natural light provided by a window and wide patio doors opening to the garden.

The real hub of this home is the refitted breakfast kitchen that has an extensive range of base and eye level units with work surfaces, matching breakfast bar, inset sink unit set below the front facing window, space for a gas Range stove with a glazed splash back and extractor hood over plus an integrated dishwasher and space for further appliances. Additional light is provided by a side facing window and a part glazed door to the outside.

The split level first floor landing leads to the four good sized bedrooms, three of which can easily accommodate a double bed, and the fitted family bathroom that has a white three-piece suite incorporating a panelled P-shaped bath with shower over and fitted glazed screen.

The front facing master bedroom benefits from a fitted ensuite shower room which has a white three-piece suite incorporating a double shower cubicle.

Outside

To the rear is a paved patio leading to the good sized garden which is mainly laid to lawn, enclosed to three sides, with a further paved seating area, borders, shed and gated access to the front.

To the front is a garden laid to lawn with shrub borders. A block paved driveway provides off road parking leading to the single garage that has an up and over door and houses the gas central heating boiler.

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.

Useful Websites: www.environment-agency.co.uk www.eaststffsbcc.gov.uk

Our Ref: JGA/12012021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



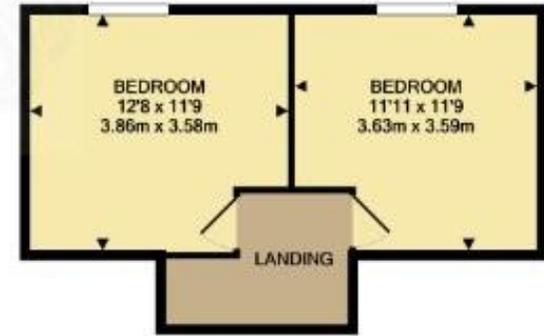




GROUND FLOOR



UPPER FIRST FLOOR



LOWER FIRST FLOOR

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 efficacy can be given.
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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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