

# Blounts Drive

Uttoxeter, ST14 8TQ

John   
German









# Blounts Drive

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**£345,000**

**Deceptively spacious executive detached, beautifully presented throughout with an elegant lounge & two further reception rooms, kitchen & utility room. On the first floor the main bathroom & the ensuite have both been refitted & the bedrooms are all excellent proportions so nobody gets the box room!**

**NO UPWARD CHAIN**





Convenient location on the edge of the market town of Uttoxeter which has good schools, sports and leisure facilities, bars, restaurants and shops. Uttoxeter is also home to the famous Uttoxeter Racecourse and has excellent transport links to the A50 with its M1 and M6 links and also to the towns of Derby, Stoke and Stafford. Uttoxeter also has a local railway station.

Entrance to the property is via a spacious entrance hall with a hardwood entrance door and window to the front, wood effect flooring, under stairs storage cupboard and stairs off to the first floor. The cloakroom is located off the hallway and has been refitted with a modern white suite last year which comprises low flush WC and vanity wash hand basin with tiled splash back, extractor fan and wood effect flooring.

The lounge sits to the rear of the property and is a lovely spacious room with views over the rear garden via patio doors, wood effect flooring, coved ceiling, elegant fireplace with polished stone surround and living flame effect gas fire. The dining room overlooks the front garden with a coved ceiling and wood effect flooring. The spacious office overlooks the front garden also and would make a lovely playroom or snug if desired with wood effect flooring and a coved ceiling.

The kitchen is fitted with a range of base and eye level units with granite worktops, inset stainless steel unit with mixer tap, tiled splashbacks, gas hob with extractor hood over, double oven below, plumbing for a dishwasher, tiled floor and a window overlooking the rear garden. The utility room is fitted with a matching range of base and eye level units with melamine work surface with inset sink unit, mixer tap and tiled splashbacks, plumbing for a washing machine, space for a tumble dryer, door into the rear garden, loft access point, tiled floor and a courtesy door into the garage.

Stairs lead off the hallway to the first floor landing with loft access point. The master bedroom is a lovely double room with wood effect flooring and an ensuite shower room refitted last year comprising a corner shower cubicle, low flush WC and a wall mounted vanity unit with inset wash basin, chrome heated towel rail and window to the side. There are three further well proportioned bedrooms all with wood effect flooring and the fourth bedroom also contains the airing cupboard. The family bathroom has also been recently refitted with a modern white bathroom suite comprising panelled bath with shower over and glass screen, wash basin in vanity unit and a concealed flush WC, extensive tiling, chrome heated towel rail and window to the front.

The property sits in a quiet cul de sac position on a good size plot with nicely proportioned and landscaped gardens to the front and rear. The front garden is laid to lawn with a mature hedge and well stocked flower beds and borders. The driveway provides off road parking and leads to the single integral garage which has an electric door, plumbing for a washing machine and wall mounted gas central heating boiler. The rear garden is fully enclosed and laid to lawn with raised beds and herbaceous beds and borders, paved patio and vegetable patch. There are two greenhouses and a large garden shed possibly available by separate negotiation.

UPVC double glazing and central heating throughout.

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

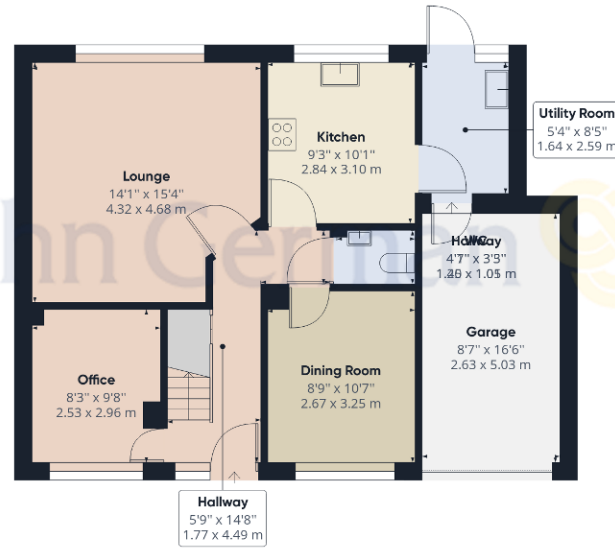
**Our Ref:** JGA/02112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E



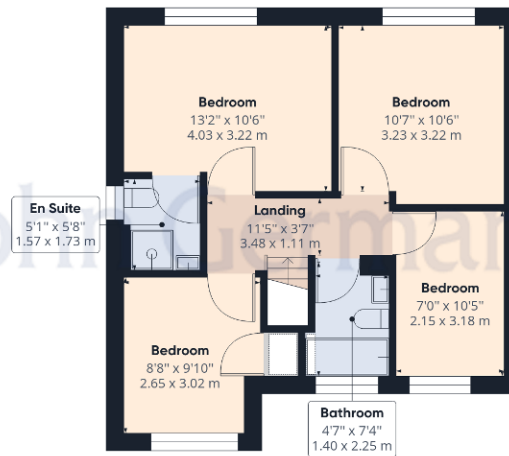






Ground Floor

Approximate total area<sup>(1)</sup>  
 1299.36 ft<sup>2</sup>  
 120.71 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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