

# Lark Rise

Uttoxeter, ST14 8SZ

John   
German











## Lark Rise

Uttoxeter, ST14 8SZ

£325,000

Well presented modern style detached home with extended family sized accommodation including an open plan living dining kitchen, situated on the always popular Birdland development.



Offering deceptively spacious and balanced family sized accommodation, internal inspection of this cleverly extended home is highly recommended to appreciate its room dimensions and layout, condition and its exact position.

Situated on the always in demand Birdland development within easy reach of both the convenience shop found on the estate and its open spaces plus the town centre and its wide range of amenities.

Accommodation - A tiled storm porch with a lovely replacement composite entrance door opens to the hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the downstairs WC. The generously sized lounge has a focal coal effect gas fire with a feature marble insert and hearth, plus a leaded front facing window.

Across the rear of the property and extending to its full width is the impressive open plan living dining kitchen having a range of base and eye level units with worktops and an inset sink unit set below one of the two rear facing windows, fitted gas hob with a stainless steel extractor hood over, built in double oven, space for further appliances plus a useful under stairs cupboard.

Completing the ground floor is the brick base and uPVC double glazed constructed conservatory having a tiled floor and providing both space for seating and a utility area which has a fitted work surfaces and space for appliances plus wide French doors opening to the rear garden.

To the first floor the landing has access to the loft and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture. The spacious front facing master bedroom has two windows, a range of fitted wardrobes and the benefit of a fitted en suite shower room having a modern white three piece suite.

Finally there is the fitted family bathroom which also has a white suite incorporating a panelled bath with an electric shower and fitted glazed screen above.

Outside - To the rear a paved patio with dwarf walls leads to the pleasant garden which is predominantly laid to lawn and enjoys a degree of privacy with well stocked borders and a further decked seating area provides a lovely entertaining space and space for a summerhouse. Gated access leads to the front where there is a further garden laid to lawn with beds and borders. A double width block paved driveway provides off road parking leading to the garden which has an up and over door and power.

**what3words:** suggested.thousands.murkle

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains      **Water supply:** Mains

**Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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 D

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

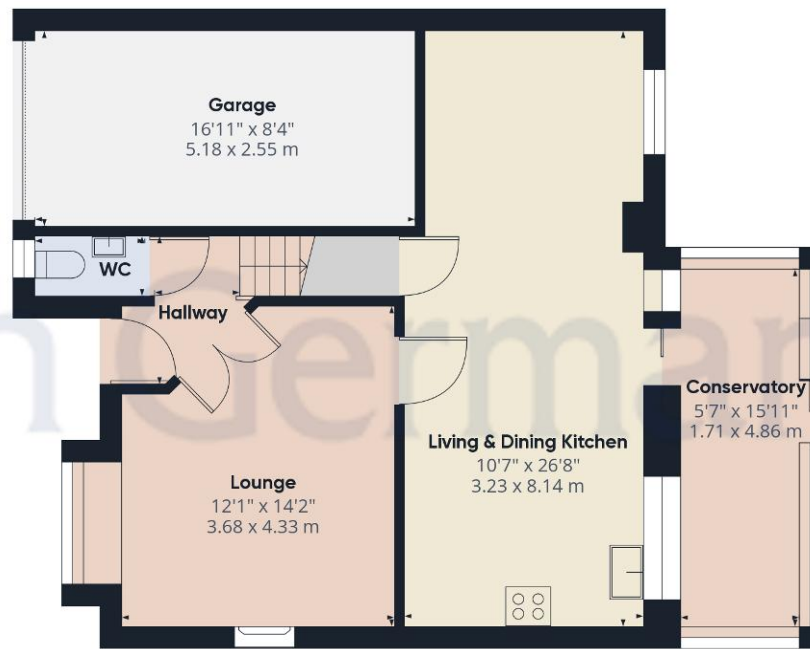
**Our Ref:** JGA/14022024

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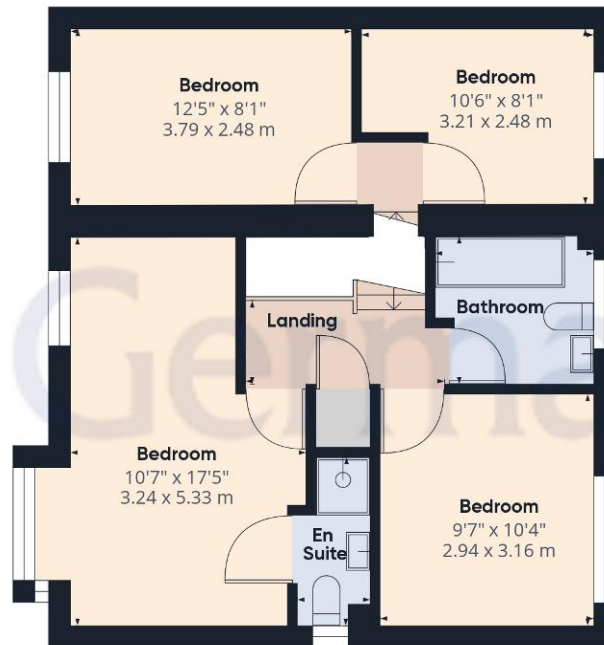






Ground Floor

**Approximate total area<sup>(1)</sup>**  
 1323.99 ft<sup>2</sup>  
 123 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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