

Stanway Close

Uttoxeter, ST14 8UZ

John 
German





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£450,000

Extremely attractive modern executive style home providing deceptively spacious family sized accommodation situated in this well regarded and sought after exclusive cul de sac.

For sale with no upwards chain involved, internal inspection of this immaculately maintained and tastefully presented family home with one careful owner from new is essential to appreciate its room dimensions and layout combining three reception rooms with four double bedrooms and its exact cul de sac position.

Situated on a well respected small cul de sac that is approached via Stafford Road and Blounts Drive, the town centre and its wide range of amenities are easily reached.

Accommodation - A traditional tiled canopy porch with a part obscure double glazed entrance door and side lights opens to the hugely impressive and welcoming reception hall providing a lovely introduction to the home, with a feature Neville Johnson oak and glass balustrade staircase rising to the first floor with storage beneath. Doors lead to the spacious ground floor accommodation plus the double garage and the refitted downstairs WC.

To the rear of the home is the generously sized lounge which has a feature modern living flame effect focal fire and surround and dual aspect windows including wide patio doors opening to the garden.

The separate dining room has a window overlooking the rear garden and is the only room in need of a cosmetic makeover, conveniently positioned adjacent to the fitted breakfast kitchen offering potential to remove the shared wall and open this space into one.

The breakfast kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below one of the dual aspect windows, fitted electric hob with an extractor over, built in double oven, integrated dishwasher and space for a fridge freezer. A door opens to the fitted utility room which has a work surface and inset sink unit with a cupboard below, tall cupboard and space for appliances plus a part glazed door to outside.

Completing the ground floor is the third separate reception room making an ideal study but equally useable as a snug, playroom or gaming room depending on your requirements, having a front facing window.

To the first floor the landing has a built in airing cupboard housing the hot water cylinder, access to the loft and doors to the four double bedrooms, all of which are able to easily accommodate a double bed and furniture. The rear facing master bedroom has built in wardrobes and a fully tiled en suite shower room with a white modern suite incorporating a shower cubicle with a mixer shower over.

Completing the accommodation is the luxury refitted family shower room which has a contemporary suite incorporating a double shower cubicle with a mixer shower over and complemented tiled walls.

Outside - To the rear a spacious shaped block paved patio extends to the width of the plot providing a pleasant seating and entertaining area leading to the garden which is mainly laid to lawn with borders, enclosed to three sides and backing onto the balancing pool. Gated access leads to the front that has garden laid to lawn with well stocked borders. A double width tarmac driveway provides off road parking leading to the double garage that has two up and over doors, power points and light plus direct access into the property meaning all or some of this space could be converted into additional living accommodation if desired.

what3words: building.reseller.proven

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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 F

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

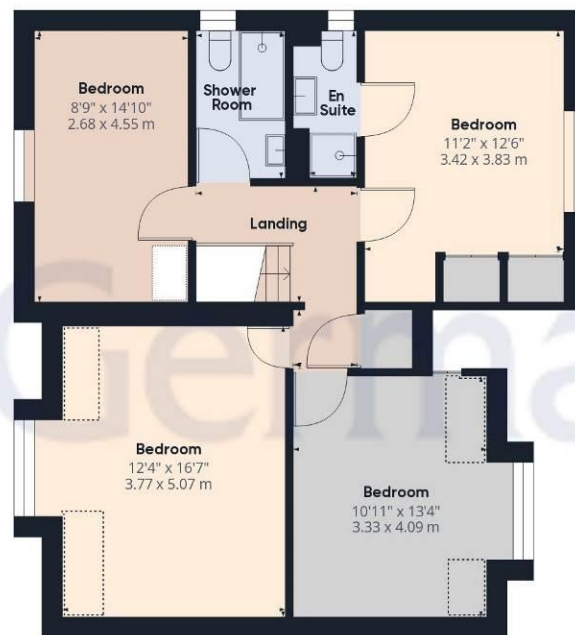
Our Ref: JGA/11032024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1825.16 ft²

169.56 m²

Reduced headroom

39.33 ft²

3.65 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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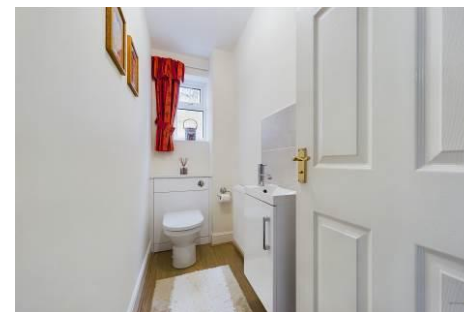
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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