

Barnwell Close

Stramshall, Uttoxeter, ST14 5AW



Immaculately maintained and well presented detached home suitable for a variety of buyers, occupying a lovely plot and cul de sac position in this popular village.

NO UPWARD CHAIN

Offers in the region of £285,000



John German

For sale with no upward chain involved, internal inspection of this well maintained home is strongly recommended to appreciate the care taken by the current owner over the past years, room dimensions and potential to remodel and extend if desired (subject to obtaining the necessary planning permissions), its lovely rear garden and its exact position on this quiet cul de sac.

The popular village has a picturesque church and active village hall, allotments and a playing field with a kids play area plus several walks through surrounding countryside are on the doorstep. The town of Uttoxeter and its wide range of facilities is only a short drive away as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A storm porch with a uPVC part obscure double glazed entrance door and side panel leads to the spacious and welcoming hall where stairs rise to the first floor with a useful understairs cupboard and doors lead to the ground floor accommodation.

The generously sized lounge has a focal living flame effect electric fire and feature surround plus a wide front facing window providing ample natural light. Wide folding doors open to the separate dining room where a wide window overlooks the lovely rear garden providing potential to install French doors giving direct access outdoors.

The fitted breakfast kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the wide window overlooking the garden, an electric hob with extractor over and double electric oven under, integrated fridge and a door returning to the hall.

Aside hall has a uPVC part obscure double glazed door opening to outside and further doors leading to the downstairs WC and to the useful store room which provides space for appliances and houses the oil fired central heating boiler.

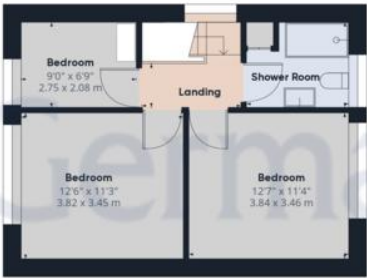
To the first floor the landing has a side facing window providing light, access to the loft and doors to the three good sized bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted family shower room which has a white suite with half tiled walls incorporating a double shower cubicle with a mixer shower over plus a built in airing cupboard.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area leading to the good sized garden which is predominantly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants, shaped low level conifers, a good sized shed, all enclosed to three sides. To the front there is a well stocked garden containing a variety of shrubs and plants. A double width tarmac driveway provides off road parking leading to the garage which has an up and over door, power and light plus a pedestrian door to the side.

what3words: taker.outsmart.universal
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional
Electricity supply: Mains
Sewerage: Mains
Parking: Drive
Water supply: Mains
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: None. 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
Our Ref: JGA/22042024
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Ground Floor



Floor 1

John German

Approximate total area¹⁾
1152.84 ft²
107.1 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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