

Sorrel Close

Uttoxeter, ST14 8FE

John 
German





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£440,000

Well designed modern home family home completed in 2021 with a well thought out layout, spacious well-proportioned rooms and plenty of wow factor.



This David Wilson Homes property known as 'The Holden' is part of the attractive Bentley Fields development surrounded by open countryside with lovely rolling pastures visible from the rear of the property. The centre of Uttoxeter is roughly just a 20 minute walk away providing a wide range of amenities and there are excellent transport links nearby via the A50/M1/M6, A515 and A518.

To the front of the property a composite part double glazed entrance door that opens into a spacious entrance hall with stairs rising to the first floor and doors leading to the ground floor living spaces. Located off the entrance hall is a guest cloaks/WC fitted with a white two piece suite and a very useful understairs cupboard. A spacious lounge overlooks the front elevation with a bay window and on the opposite side of the hall is the study also overlooking the front, which could be used as a playroom or snug depending on your needs. Running along the rear of the property is an impressive open plan living/dining kitchen with the living/dining end of the room featuring a wide walk-in bay providing an abundance of natural light, extra space and French doors giving direct access to the garden. There is an extensive range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, fitted five ring gas hob with an extractor hood over, built in double oven, plus an integrated dishwasher and fridge freezer. Completing the ground floor space is the fitted utility room with fitted base units with worktops and an inset sink unit, concealed wall mounted boiler, spaces for a washing machine and tumble dryer, plus a part glazed door to the garden.

On the first floor stairs lead to a pleasant part galleried landing which has a built in airing cupboard and access to the loft, plus doors leading to the four good sized bedrooms and the superior family bathroom which has a white four piece suite incorporating a panelled bath and a separate shower cubicle. The front facing master bedroom has both fitted and built in wardrobe. The ensuite shower room is fitted with a three piece white suite including a double shower cubicle with a mixer shower over and complimentary tiled splashbacks.

Outside to the rear, a patio leads to the wide garden which is laid to lawn, with gated access to the front. To the front, is front garden with established evergreen shrubs. A driveway extends along the side of the property providing off road parking, leading to the garage which has an up and over door and power.

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

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Mains.

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

Broadband and 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 E

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

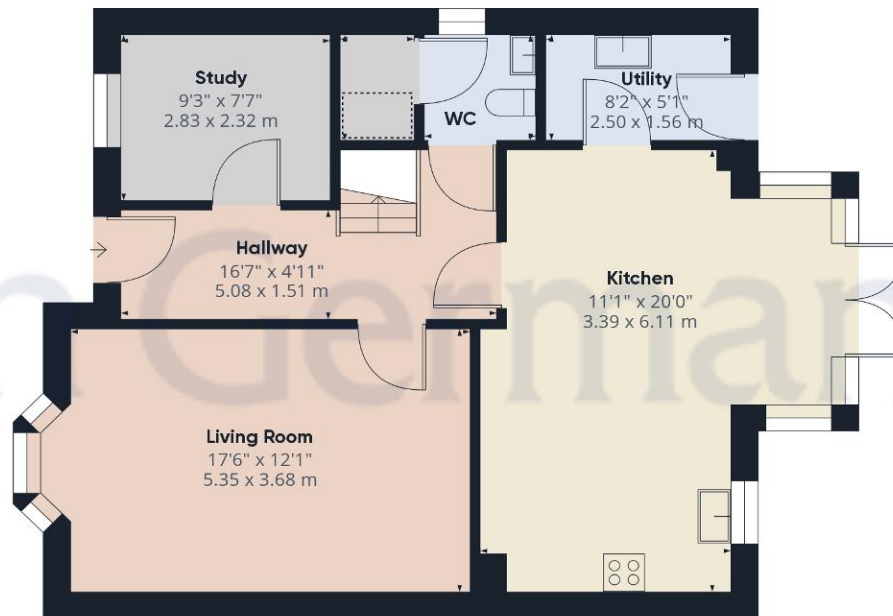
www.eaststaffsbc.gov.uk

Our Ref: JGA/20052024

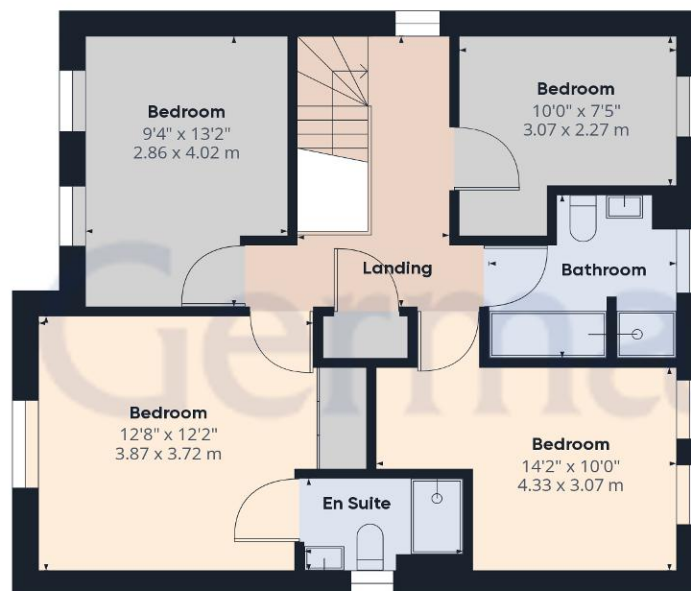
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1419.85 ft²

131.91 m²

Reduced headroom

6.61 ft²

0.61 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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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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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