

# Vicarage Drive

Stramshall, Uttoxeter, ST14 5DL

John   
German





# Vicarage Drive

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£310,000

Beautifully presented and immaculately maintained semi detached family sized home set over three floors backing onto fields and situated on a quiet cul de sac in this popular village.



Whether moving up or down the property ladder, viewing of this impressive home is highly advised to appreciate its size, condition and fabulous position backing onto fields, enjoying a lovely view with a good degree of privacy. It has deceptively spacious accommodation over three floors and in turn key condition throughout, move in and enjoy!

Situated on a quiet cul de sac in this popular village with countryside walks on the doorstep, Uttoxeter and its town centre is only a short drive or brisk walk away. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A composite entrance door opens to the useful enclosed porch which has a tiled floor and uPVC double glazed windows. A uPVC double glazed door leads to the welcoming hall where stairs rise to the first floor with a useful understairs cupboard. Doors open to the ground floor accommodation and the fitted guest's cloakroom/WC. The comfortable lounge has a focal chimney breast with a log burner set on a marble hearth and a wide window providing natural light.

To the rear, taking full advantage of the garden view and fields beyond is the fabulous dining kitchen that extends to the full width of the home with an abundance of natural light provided by two windows and a uPVC part double glazed door. There is an extensive range of base and eye level units including glass fronted display cabinets and a wine rack, fitted worktops and an inset ceramic sink unit set below one of the windows, an electric hob with an extractor over and built in double oven plus an integrated dishwasher and fridge freezer.

To the first floor the landing has a built in airing cupboard housing the hot water cylinder and stairs rising to the second floor master. Doors open to three bedrooms, two of which can easily accommodate a double bed and have built in double wardrobes. The room to the rear enjoys magnificent views. The fully tiled family bathroom has a white three piece suite incorporating a panel bath with an electric shower and folding glazed screen above.

The spacious second floor master bedroom has two wide windows providing an abundance of light and takes full advantage of the views over surrounding fields, Uttoxeter and its church spire plus the countryside beyond. A door leads to useful loft storage.

**Outside** - To the rear a block paved patio enjoys a good degree of privacy with a matching path through the garden which is laid to lawn having well stocked beds and borders containing a large variety of shrubs and plants plus space for a shed and log stores. A decked seating area at the top of the garden is perfectly positioned to take full advantage of the surrounding field views. Additionally there is a brick built shed next to the house.

To the front is a garden laid to lawn and a driveway which extends to the side of the property providing ample parking for several vehicles.

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

**what3words:** dove.crafts.recipient

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

**Property construction:** Brick      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Electric radiators

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

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

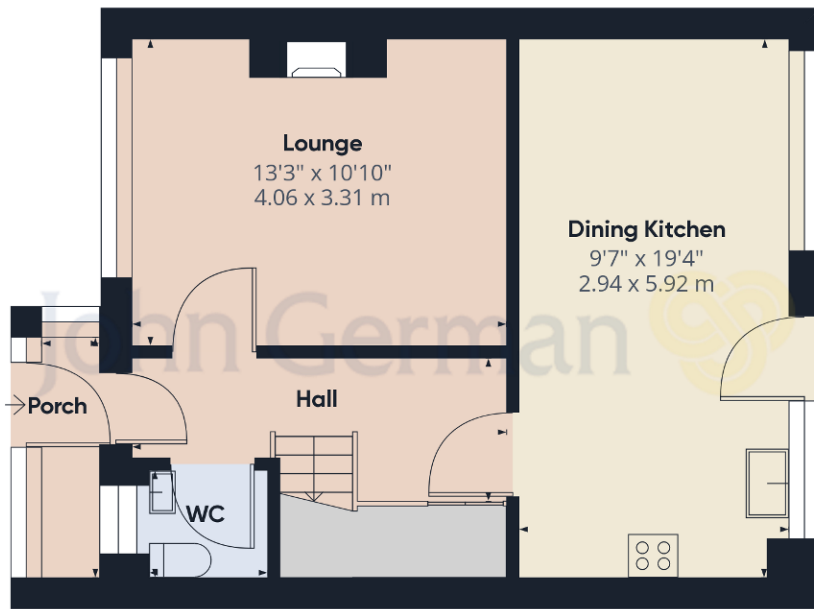
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

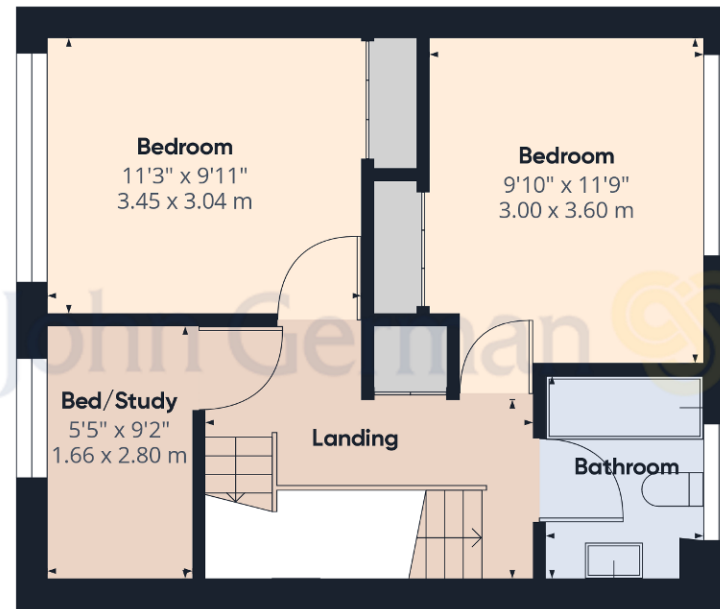
**Our Ref:** JGA/28062024



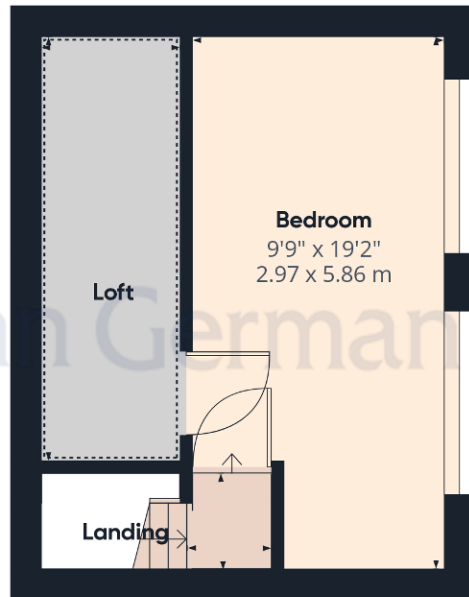




Ground Floor



Floor 1



Floor 2


**Approximate total area<sup>(1)</sup>**

1166.09 ft<sup>2</sup>  
108.33 m<sup>2</sup>

**Reduced headroom**

63.68 ft<sup>2</sup>  
5.92 m<sup>2</sup>

(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

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#### Referral Fees

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**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		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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