

Geoff Morrison Way

Uttoxeter, ST14 7SR

John
German





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£650,000

Truly outstanding modern executive style detached residence with beautifully presented and immaculately maintained accommodation, occupying one of the best positions on the edge of this popular development, with open views to the front.

Internal inspection and consideration of this magnificent family home is absolutely essential for many reasons including the enhancements made by the current owners since the property was built, its room dimensions and layout, and its pleasant landscaped rear garden. One of the most notable features of this home is its position, occupying one of the best spots on this highly sought after development, enjoying an open outlook to the front over the park and the developments balancing pool plus countryside in the distance. Built by Lioncourt Homes in 2020, the development has instant access to Bramshall Road park while the town centre with wide range of amenities and the three tier school system are all closeby.

Accommodation - A tiled canopy porch with a composite part obscure double glazed entrance door opens to the hugely impressive and welcoming reception hall providing a lovely introduction to the home with stairs rising to the first floor with a cupboard beneath. Light oak doors lead to the spacious ground floor accommodation plus the fitted guest's cloakroom/WC.

The generously sized lounge has a focal living flame effect electric fire and surround plus a wide walk in bay window providing both natural light and a fabulous open outlook. Behind is the formal dining room which could be used as an additional sitting room, having wide French doors with side panels giving direct access to the rear patio and garden.

The hub of this home is the living kitchen that provides space for either dining or soft seating having a further set of French doors out to the patio and garden. There is an extensive range of base and eye level units with fitted worktops and matching breakfast bar, inset sink unit set below a window, fitted gas hob with extractor hood over, two built in electric ovens plus an integrated dishwasher and fridge freezer. A door opens to the fitted utility room which has a worksurface to one side with an inset sink unit, cupboards below, space for appliances plus a part double glazed door to the side elevation.

To the first floor the pleasant part galleried landing has a front facing window providing natural light and a built in airing cupboard. Light oak doors lead to the five good sized bedrooms, four of which can easily accommodate a double bed, and the luxury family bathroom which has a modern suite with complementary tiled splash backs incorporating both a panel bath and a separate shower cubicle.

The two front facing rooms enjoy the fabulous outlook including the impressive master suite which has its own dressing room with fitted wardrobes to two sides and a luxury en suite bathroom having a modern suite incorporating 'his and hers' wash hand basins, a feature standalone bath and a separate shower cubicle.

The rear facing second bedroom has built in wardrobes and the benefit of its own en suite shower room again with a modern suite including a double shower cubicle.

Outside - The rear landscaped garden has paved patio areas with brick edging and a timber pergola providing lovely seating and entertaining areas positioned to take advantage of the sun throughout the day. Beyond is a lawn surrounded by well stocked beds and borders containing a large variety of shrubs and plants. Gated access leads to the front that has a lawn with a shaped gravelled bed, low level box hedge and well stocked borders.

A shared vehicular right of access leads to the block paved double width driveway providing off road parking and access to the double garage which has an electric up and over door, power and light plus a personal door to the side.

Note: We are advised there is an annual charge of approx. £150 to Ground Solutions for the maintenance of communal areas.

what3words: notch.repeated.awesome

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: Gas

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

Broadband type: Fibre

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 G

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

Our Ref: JGA/16072024

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Ground Floor

Approximate total area⁽¹⁾

2353.85 ft²

218.68 m²



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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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