

# Partridge Drive

Uttoxeter, ST14 8TY

John   
German







## Partridge Drive

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£340,000

**Turn key condition, beautifully maintained detached home with a gorgeous south facing rear garden. Set on this highly desirable development in close proximity to the town centre with its full range of excellent amenities.**

Located in close proximity to the convenience shop on the estate as well as Skylark play area, the development is just 15 minutes walk of the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, health care facilities, modern leisure centre and the multi screen cinema. There are excellent transport links to the A50 with its connections to the M1 and M6.

Entrance to the property is via a composite double glazed door that opens into the entrance hall with stairs rising to the first floor, doors leading off to the ground floor living spaces, tiled floor, understairs storage, ceiling spotlighting and a central heating radiator.

Located off the hallway is the ground floor WC fitted with a low flush WC and wash basin with tiled splashback, uPVC double glazed window and radiator.

The lounge has a uPVC double glazed bow window overlooking the front elevation, neutral fitted carpet, radiator and a feature fireplace with a pine surround, marble back and hearth and a living flame electric fire. Part glazed double doors lead through into the dining room which has a tiled floor, uPVC double glazed patio doors to the rear and a part glazed door to the kitchen.

The kitchen is fitted with a comprehensive range of modern base and eye level units with roll edge worksurfaces, a one and a half bowl sink unit with mixer tap and tiled splashbacks. Spaces have been left for a full range of appliances including dishwasher, cooker, fridge and freezer. A uPVC double glazed window overlooks the rear and tiled flooring continues through an archway to the utility room which has a superb range of matching base and eye level units including a pull out larder unit with roll edge worksurfaces, inset sink unit and tiled splashbacks. There are spaces for a washing machine and tumble dryer, A radiator, uPVC double glazed window to the rear and a matching rear entrance door.

Stairs lead to the first floor central landing which has a neutral fitted carpet, built in airing cupboard with radiator, access to roof space and doors leading off to the bedrooms and shower room.

The master bedroom has a range of fitted wardrobes, neutral fitted carpet, radiator, uPVC double glazed window to the front. The ensuite is fitted with a fully tiled shower enclosure, pedestal wash basin and a low flush WC, tiling to half wall height, uPVC double glazed window, chrome heated towel rail and a tiled floor. There are three further bedrooms all with neutral carpets, central heating and uPVC double glazed windows, all served by a refitted shower room fitted with a double shower, low flush WC and a pedestal wash basin, uPVC double glazed window to the rear, heated towel rail and vinyl flooring.

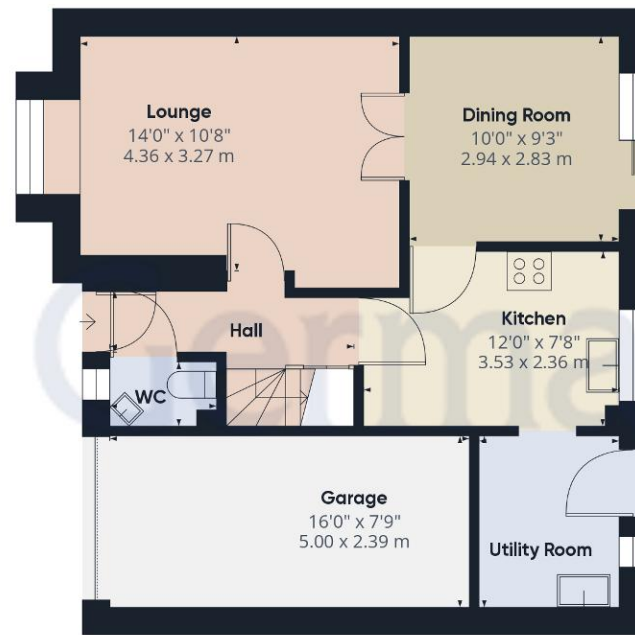
Outside - The property is located off a private driveway where there is a right of access to just two other properties. The driveway and lawned area that runs along the side of the driveway falls within the property boundary being laid to lawn with specimen trees and well kept boundary hedges provide superb screening from the road.

The garden in front of the house is designed for low maintenance and set with a range of evergreen shrubs and bushes. There is plenty of scope to extend the parking areas in front of the property (please note that planning permission may be required to create hardstanding). The driveway provides off road parking and access to the garage.

Gated access along the side of the property leads to a lovely fully enclosed and private, south facing rear garden which has been carefully landscaped to include sloping lawns with ornamental borders and a waterfall. Adjacent to the patio doors off the dining room is a composite timber deck with low stone boundary walls and to the side is a block paved patio area that extends around to the side of the house where there is a large timber garden shed and a trellis garden storage area.





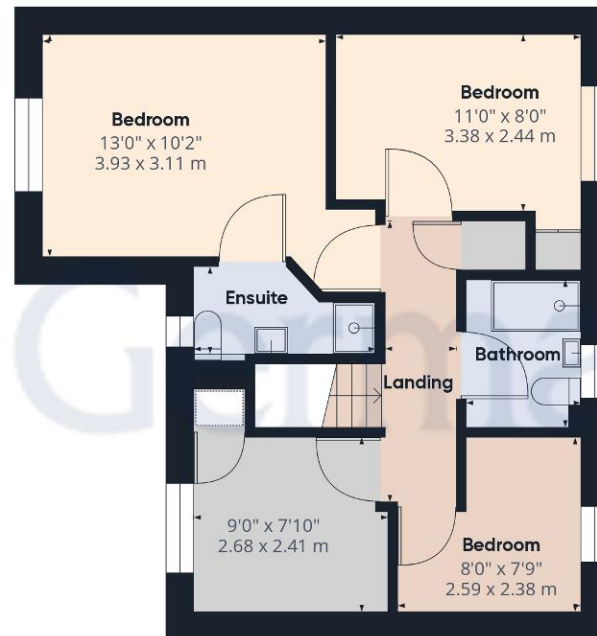


Ground Floor

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

1069.83 ft<sup>2</sup>

99.39 m<sup>2</sup>



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.

GIRAFFE360



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

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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 D

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

**Our Ref:** JG A/29072024

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#### Agents' Notes

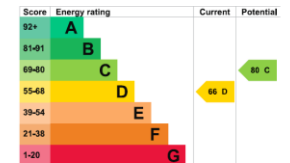
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