

Moor Grove
Uttoxeter, ST14 7PT



Attractive semi detached bungalow with well maintained and remodelled accommodation but with scope for personalisation. Situated at the head of a highly desirable cul de sac.

£230,000



John German

For sale with no upward chain involved, viewing of this impressive bungalow is highly advised, currently remodelled with the second bedroom being used as a dining room but this could easily be changed back, and the open plan living/dining kitchen which extends to the width of the property. Generally maintained to a good standard but at the same time providing scope to make the home your own.

Situated at the head of the highly desirable cul de sac towards the end of Hall Road, the town centre and its wide range of amenities are close by.

A uPVC part obscured double glazed entrance door leads to the welcoming hall which has access to the loft, a built-in storage cupboard and doors to the spacious accommodation.

The living kitchen situated at the rear of the bungalow extends to the full width of the property having a focal fireplace in the living area, and a range of base and eye level units in the kitchen with fitted worktops and a matching breakfast bar, inset sink unit set below the window overlooking the garden, fitted gas hob with extractor over and electric oven under, plumbing for a washing machine and an integrated fridge freezer. A uPVC part obscured double glazed door opens to the side porch with windows and a door to the outside. In the living area, a tilt and slide patio doors open to the uPVC double glazed constructed conservatory overlooking the garden with a door to the patio. Also in the living area, part glazed double doors open to what is currently the dining room, originally the second bedroom, having a front facing window and opportunity to easily convert back into a bedroom.

The front facing master bedroom can easily accommodate a double bed, also having a fitted wardrobe with mirror sliding doors. Completing the accommodation is the fitted bathroom having a three piece suite with an electric shower above the panelled bath and tiled walls, plus a side facing window providing light.

To the rear, there is an enclosed garden in need of some general attention, having a paved patio leading to a lawn with well stocked borders and space for a shed. To the side there is a paved area which provides space for storage with gate access to the front. To the front there is a garden laid to lawn with well stocked borders. A tarmac driveway provides ample parking for several vehicles leading to a detached single garage.

What3words: clouds.senders.wisdom

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: Gas

(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

www.eaststaffsbc.gov.uk

Our Ref: JGA/22072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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