

Woodleighton Grove

Uttoxeter, ST14 8BX

John 
German





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£499,995

Extremely attractive modern executive style detached home providing well appointed family sized accommodation, occupying a delightful plot on this highly sought after and well regarded cul de sac.



Internal inspection of this excellent family sized home is strongly recommended to appreciate its room dimensions and layout, condition throughout and its delightful plot including the landscaped westerly facing rear garden which enjoys a good degree of privacy.

Situated on one of the most highly regarded cul de sacs in town that is within easy walking distance of the convenience shop found on the Birdland development and in close proximity of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre, multi screen cinema, Uttoxeter Golf Club and Uttoxeter Racecourse.

Accommodation - An enclosed porch provides space to take off your shoes and hang up your coats, with a tiled floor and a part obscure glazed door with side light opening to the welcoming reception hall providing a lovely introduction to the home. A side facing window provides additional natural lights, stairs rise to the first floor with a useful under stairs cupboard and doors lead to the spacious ground floor accommodation and the fitted downstairs WC.

The lounge is positioned to the rear of the home having a focal log burner set on a slate tiled hearth with a timber beam mantel, wide patio doors overlooking the garden and giving direct access to the patio plus additional light coming from the side facing window.

The fitted dining kitchen extends to the full depth of the home having a range of base and eye level units with work surfaces and a matching breakfast bar, an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over, built in double electric oven, an integrated fridge freezer and plumbing for a dishwasher. Towards the front is the dining area that also provides space for some soft seating and a window enjoying a pleasant outlook.

The front facing study also enjoys a pleasant outlook and could easily be used as a snug or playroom if preferred.

Completing the ground floor space is the fitted utility room having a work surface and units to one side, an inset sink unit, space for appliances and access to the rear garden.

To the first floor the landing has a built in airing cupboard and access to the loft via a fitted pull down ladder. Doors lead to the four good sized bedrooms, three of which can easily accommodate a double bed and all having either fitted or built in wardrobes, the fourth bedroom currently being used as a dressing room.

The spacious master bedroom has the benefit of a fitted en suite shower room having a modern white suite incorporating a double shower cubicle and tiled walls.

The fitted family bathroom also has a modern white suite incorporating a panelled bath with an electric shower and folding shower screen above plus tiled walls.

Outside - To the rear the wide patio extends to the full width of the plot providing a lovely westerly facing seating and entertaining area with steps and a landscaped border containing a variety of shrubs. Beyond is a lawned garden enjoying a good degree of privacy enclosed to three sides with gated access to the front.

To the front is a garden also laid to lawn with an established tree. A double width tarmac driveway provides ample parking for numerous vehicles leading to the attached double garage having two up and over doors, power and light plus a pedestrian door to the garden.

waht3words: radiated.generals.multiplies

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

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

Property construction: Standard

Parking: Drive

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/>

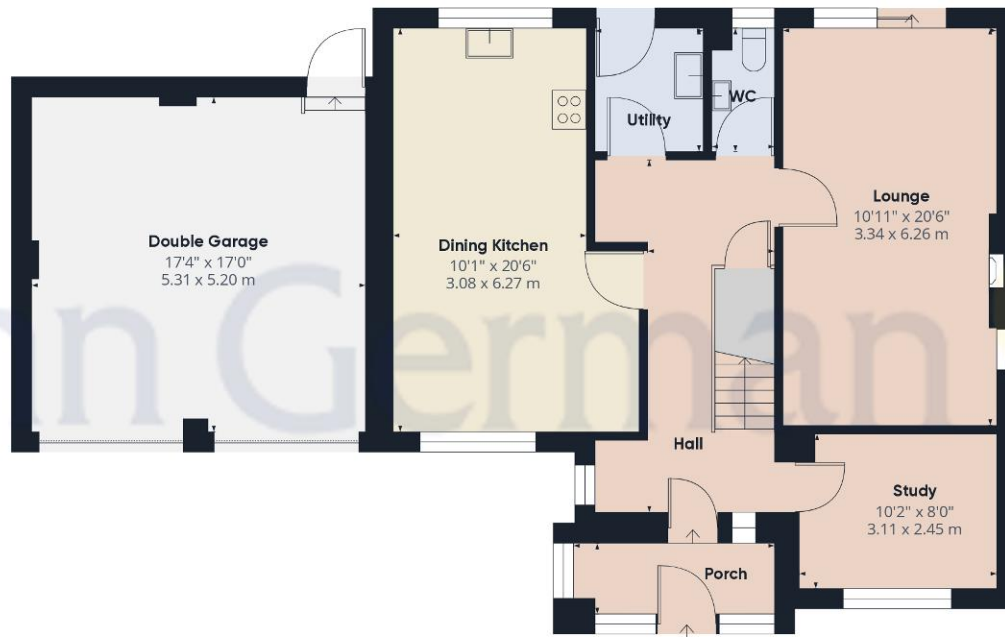
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

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

Our Ref: JGA/04092024







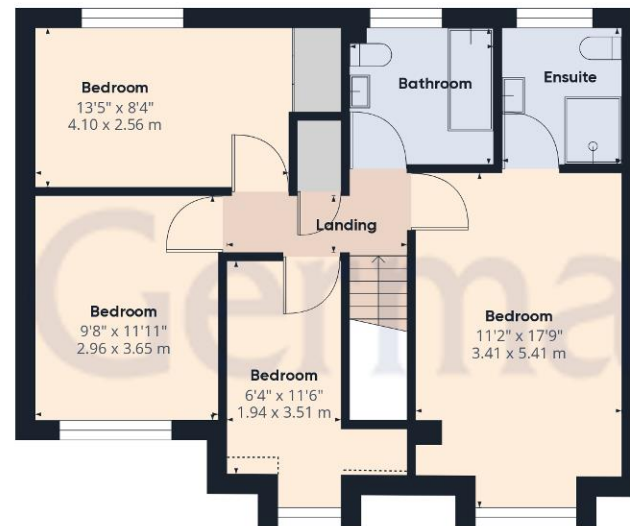
Ground Floor

Approximate total area⁽¹⁾

1736.86 ft²
161.36 m²

Reduced headroom

3.44 ft²
0.32 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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