

# Orchid Close

Uttoxeter, ST14 7SY

John   
German









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£635,000

Extremely attractive modern detached home providing high specification, well proportioned and balanced family sized accommodation. Occupying a delightful plot and position on the edge of the desirable development.





Internal inspection and consideration of this extremely impressive family home is essential to appreciate its room dimensions and layout including the large open plan living kitchen, its pleasant westerly facing enclosed rear garden and the exact position on the highly desirable development. Built by Lion Court Homes in 2019 on the Barley Fields development, situated at the end of the popular cul-de-sac enjoying an open outlook to the front.

Situated within a 'stone's throw' of Bramshall Road Park and within easy reach of the town centre with 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 and the multi-screen cinema.

A canopy storm porch with a part obscure double glazed entrance door opens to the welcoming reception hall providing an impressive introduction to the home and a feel of the space to come, with stairs rising to the first floor and a useful understairs cupboard, plus quality doors opening to the generously sized ground floor accommodation and the fitted guest bedroom/WC which has a modern two-piece suite with half tiled walls.

Glazed double doors open to the well-proportioned dual aspect lounge which has a focal living flame effect fire and feature surround, a pleasant outlook to the front and wide French doors with side lights giving direct access to the patio and garden.

On the opposite side of the hall is the multi-functional separate reception room currently used as a sitting room, but equally adept as a formal dining room, study or playroom, depending on your needs.

The real heart of this home is the fabulous open plan living/dining kitchen providing ample space for both a dining suite and soft seating, and the ability to lay the room out as you prefer, with dual aspect windows and wide French doors opening to the rear garden, all providing an abundance of natural light. There is an extensive range of base and eye level units with quartz worktops and matching breakfast bar, inset sink unit set below the side facing window, fitted gas hob with a matching splashback and an extractor hood over, two built in electric ovens, plus an integrated dishwasher and fridge freezer. A door leads to the fitted utility room, having a quartz worktop to one side and an inset sink unit with cupboards below and above, space for appliances and a part double glazed door to the outside.

To the first floor, the landing has a built-in airing cupboard and quality doors leading to the five good size bedrooms, four of which can easily accommodate a double bed and furniture, with the fifth bedroom presently used as a study. The spacious rear facing dual aspect master bedroom has fitted wardrobes with mirror sliding doors and a superior en suite shower room which has a white three piece suite incorporating a double shower cubicle with half tiled walls. Bedroom two enjoys a pleasant outlook to the front and also has a fitted double wardrobe with mirror sliding doors and a superior en suite shower room with a white suite and again half tiled walls.

Completing the accommodation is the luxury family bathroom which has a four-piece suite incorporating both a panelled bath and a separate shower cubicle with a mixer shower over and half tiled walls.

Outside, to the rear, a paved patio provides a pleasant seating and entertaining area enjoying a degree of privacy, leading to the good sized wide westerly facing garden, laid mainly to lawn with shrub borders, plus a further paved seating area and gated access to the front.

To the front, there is a further good sized garden laid to lawn with hedges also enjoying a degree of privacy at the head of the cul-de-sac. A right of access leads to the double width block paved driveway providing ample off road parking further to the detached double garage which has two electric doors, power and light.

Please note, we are advised by the vendor there is a small annual charge of approximately £170 for the maintenance of communal areas.

**What3words:** finest.eyepieces.detained

**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 & double garage

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

**Our Ref:** JGA/2510204

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2428.53 ft<sup>2</sup>

225.62 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		92 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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