

Chaffinch Drive

Uttoxeter, ST14 8UE



Well presented modern semi detached home suitable for a variety of potential buyers, situated on the always popular Birdland development.

NO UPWARD CHAIN

£230,000



John German

For sale with no upwards chain involved, viewing and consideration of this lovely home is strongly recommended whether you are looking for your first home, moving up or down the property ladder, or for a buy to let investment.

Occupying a pleasant plot and position on the always popular Birdland development within walking distance to the convenience shop found on the estate and its open spaces plus the town centre and its wide range of facilities.

Accommodation - A canopy porch with a uPVC part obscure double glazed door opens to the hall where doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC which has a white two piece suite and a front facing window.

The generously sized lounge has a focal living flame effect gas fire with a feature surround, stairs rising to the first floor with an under stairs cupboard and recess plus a front facing window providing ample natural light.

Across the rear of the home is the dining room and fitted kitchen which provides scope for the partition wall to be removed to make this into one open space (subject to the necessary building regulations). The dining room has wide uPVC double glazed French doors overlooking the pleasant garden and giving direct access to the patio. The fitted kitchen has a range of base and eye level units, worktops and an inset sink unit set below a window overlooking the garden, a gas hob with an extractor over and oven under plus space for further appliances.

To the first floor the landing has a built in airing cupboard housing the combination central heating boiler and doors to the three bedrooms, two of which can easily accommodate a double bed, and the family bathroom which has a modern suite incorporating a panelled shower bath with an electric shower and glazed screen above, complementary tiled splash backs and half tiled walls.

Outside - To the rear a paved patio provides a lovely seating and entertaining area that enjoys a degree of privacy with dwarf walls and steps to the garden laid to lawn having gravelled borders and a further paved seating area plus space for a shed at the top of the garden. Enclosed to three sides with gated access to the front.

To the front is a shrub border and a double width tarmac driveway providing parking.

- what3words:** trainers.blackbird.signal
- Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.
- 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 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 C
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/18112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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