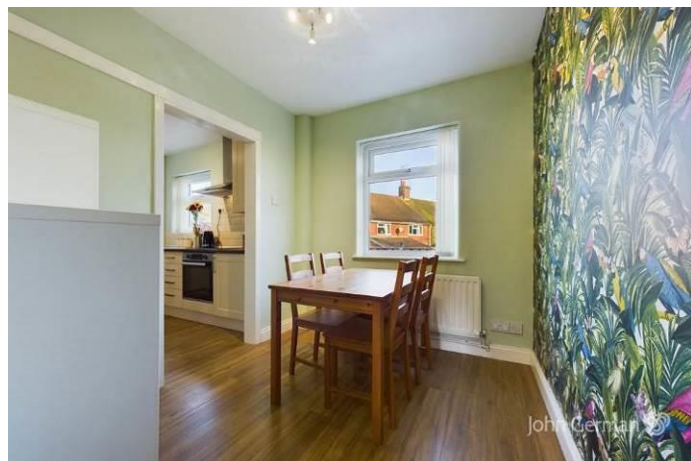


# Gardner Place

Uttoxeter, ST14 7EE



Well presented and maintained traditional semi detached home suitable for a variety of potential buyers, occupying a pleasant cul de sac position in close proximity to amenities.

£212,000

John German

Whether looking to make your first step onto the property ladder, up or downsizing, or for a buy to let investment, viewing of this lovely traditional home is highly recommended to appreciate its well maintained condition, pleasant plot including a driveway providing ample parking, and its convenient location.

Situated at the start of the cul de sac which is in close proximity to local amenities including first schools, convenience shops (including Tesco Express mini supermarket) and a public house, the town centre with its wide range of facilities is also within easy reach.

**Accommodation** - A replacement composite part obscure double glazed entrance door and obscure glazed sidelight opens to the hall which has stairs rising to the first floor and quality hardwood doors leading to the ground floor accommodation.

The comfortable lounge has a front facing window providing ample natural light and a focal fireplace with a timber beam mantel plus a fitted cupboard in the chimney breast recess.

A matching hardwood part glazed door opens to the dining room which has a window overlooking the rear garden. A doorway leads to the kitchen which has a range of base and eye level units with fitted worktops, an inset sink unit set below the side facing window, fitted electric hob with an extractor hood over and oven under plus an integrated dishwasher and fridge. There is also a useful under stairs cupboard and additional light coming from the rear facing window.

To the side is a useful enclosed lobby area which has a door to the front elevation and wide uPVC double glazed sliding patio doors to the rear. This space provides storage or an area for children to play if required. Doors open to a built in storage cupboard, the attached garage and the laundry room where there is space for appliances.

To the first floor the landing has a side facing window providing natural light with access to a built in cupboard and to the useful boarded loft that has a light, via a fitted pull down ladder. Quality hardwood doors lead to the three bedrooms, the rear facing master enjoying a pleasant far reaching outlook and having a built in wardrobe with mirrored sliding doors.

Completing the accommodation is the fitted family bathroom having a modern white suite with complementary tiled splash backs incorporating a panelled bath with a shower and folding screen above.

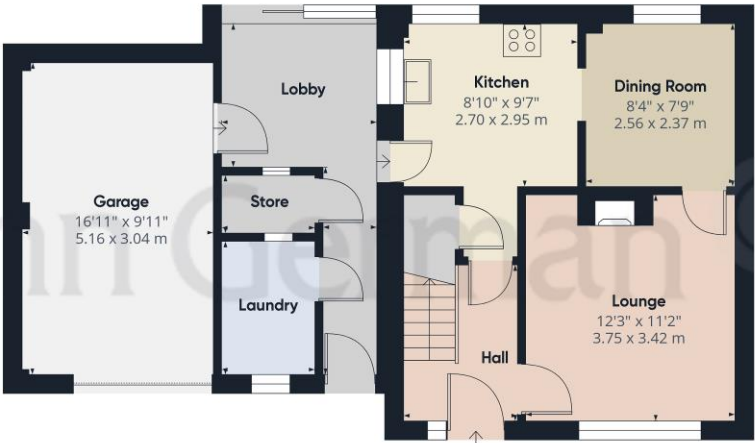
**Outside** - To the rear timber decking with railings provides a pleasant seating and entertaining area with steps to the garden which is laid to lawn, enclosed to three sides by a mixture of panel fencing and a brick wall.

To the front a wide block paved driveway provides off road parking for four to five cars leading to the attached garage which has both power and light plus direct access into the property.

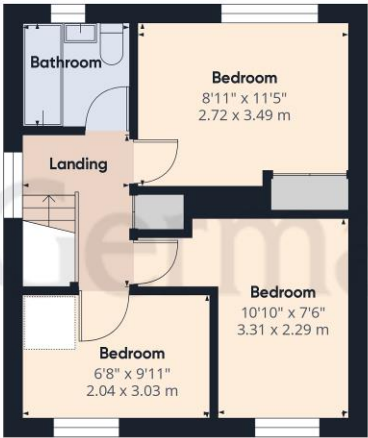
**what3words:** tune.warm.tweezers  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.  
**Property construction:** Standard  
**Electricity supply:** Mains  
**Sewerage:** Mains  
**Parking:** Drive and garage  
**Water supply:** Mains  
**Heating:** Mains 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 A  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/13012025

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Ground Floor



Floor 1

John German

Approximate total area<sup>®</sup>  
1009.66 ft<sup>2</sup>  
93.8 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.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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RICS

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## Agents' Notes

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