

# Sorrel Close

Uttoxeter, ST14 8FE

John  
German









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£499,950

Beautifully presented and improved modern executive style detached home occupying a lovely plot and position on the very edge of this popular development within easy access of the town centre.





This fabulous Layton design executive home was built by renowned David Wilson Homes in 2021, positioned on the very edge of the popular Bentleyfields development at the end of a private cul de sac. It has been much improved by the current owners and extremely well maintained, providing well proportioned and balanced family sized accommodation.

Located within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure centre and the multi screen cinema.

**Accommodation** - A composite and part obscure double glazed entrance door opens to the welcoming reception hall providing a lovely introduction to the home with stairs rising to the first floor, a built in oak cupboard and doors to the spacious ground floor accommodation and the fitted downstairs WC.

The heart of the home is the open plan living dining kitchen which extends to the full depth of the property having a front facing walk-in bay window in the dining area and a uPVC double glazed bay overlooking the rear garden with French doors providing direct access to the patio. The well equipped kitchen has an extensive range of base and eye level units plus an island and breakfast bar with fitted work surfaces and an inset sink unit, fitted gas hob with a glazed splash back and extractor hood over, built in double electric oven plus an integrated dishwasher and fridge freezer. A door leads to the fitted utility room which has base and eye level units, a fitted worktop, plumbing for a washing machine and space for a tumble dryer plus a part obscure double glazed door to the rear garden.

The comfortably sized lounge has triple aspect windows providing an abundance of natural light including French doors opening to the rear garden and patio.

Completing the ground floor is the study that is positioned to the front of the home which would also make an ideal play room or snug, depending on your needs.

The first floor landing has a built in airing cupboard and doors leading to the four good sized bedrooms all of which now have built in wardrobes with mirrored sliding doors. The rear facing master has dual aspect windows and the benefit of a fully tiled en suite shower room having a white suite incorporating a double shower cubicle. Finally there is the impressive fully tiled family bathroom having a white four piece suite incorporating both a panelled bath and a separate shower cubicle with a mixer shower over.

**Outside** - To the rear, a paved patio with edging leads to the garden laid to lawn, enclosed to three sides and enjoying a degree of privacy with a useful timber constructed shed running along the back of the double garage.

The front has been landscaped to provide additional parking with a double width driveway to the side providing ample parking leading to the detached double garage which has two up and over doors, power and light.

**Note:** There is an annual charge of approx. £235 for the maintenance of communal areas on the development.

**what3words:** emotional.brightens.cracker

**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 and double garage

**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/>

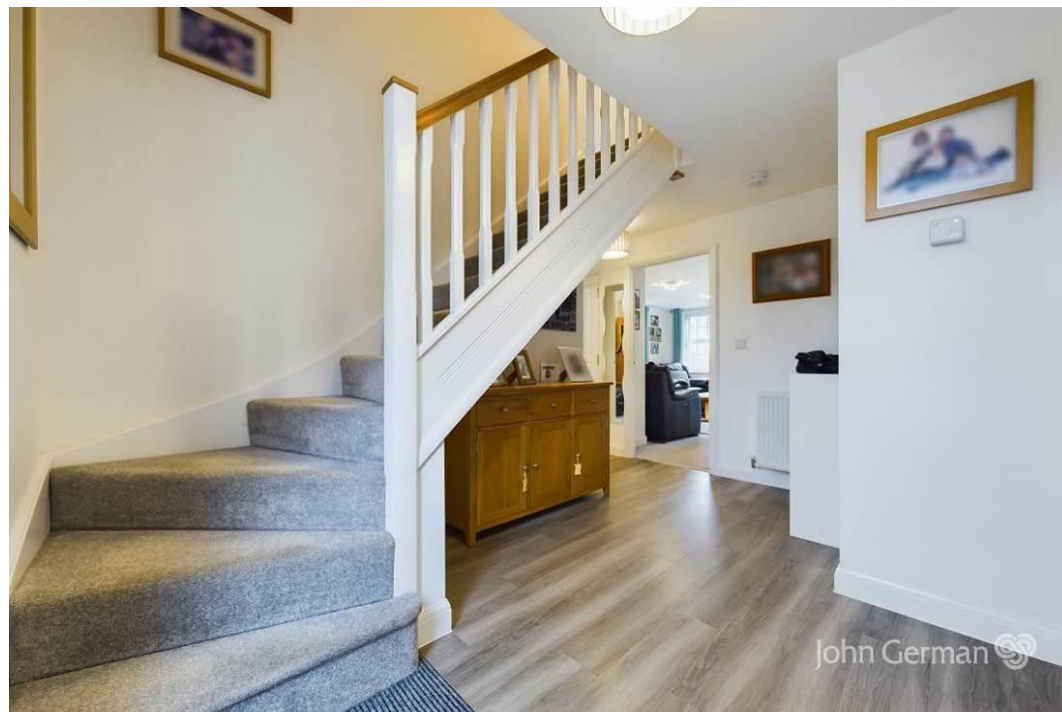
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/11022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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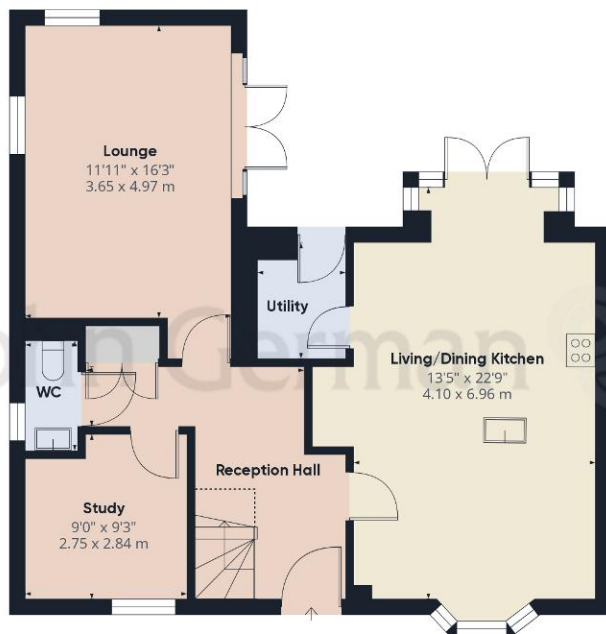




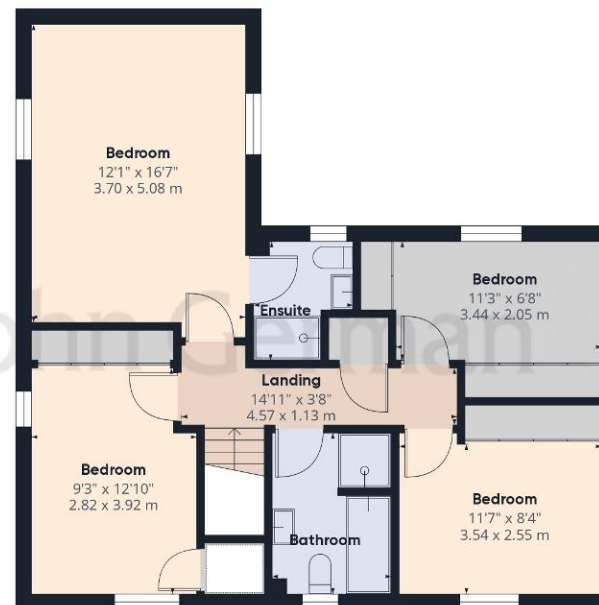




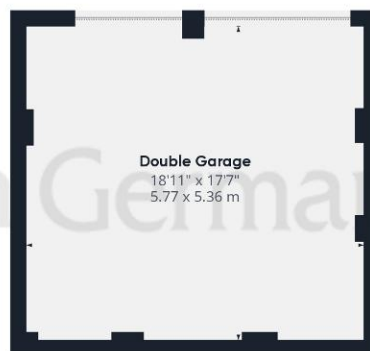




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1821.25 ft<sup>2</sup>

169.2 m<sup>2</sup>

**Reduced headroom**

7.98 ft<sup>2</sup>

0.74 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Agents' Notes

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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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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