

# Shipton Drive

Uttoxeter, Staffordshire, ST14 7NJ

John   
German









# Shipton Drive

Uttoxeter, Staffordshire, ST14 7NJ

£250,000



Extremely surprising semi detached home with extended and remodelled accommodation situated in a popular area within close proximity of local amenities and easy reach of town.

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Viewing of this unique home is absolutely essential whether looking for your first home or moving either up or down the property ladder. Consideration is also strongly recommended to appreciate the amount of work and thought the current owners have invested into the home, its layout and excellent condition.

Situated in a popular area within close proximity of local amenities including Tynsel Parkes First School and within easy reach of the town centre with its wide range of facilities.

**Accommodation** - A composite and part obscure double glazed door opens to the fabulous extended reception hall providing a lovely introduction to the home having a feature tiled floor and an extensive range of fitted cupboards which also houses the plumbing for a washing machine. A glazed skylight provides natural light, stairs rise to the first floor and doors lead to the extended ground floor accommodation.

The well proportioned lounge extends to the full width of the original home having a focal log burner set on a hearth and a wide rear facing window overlooking the garden. A doorway leads to the real heart of the home - the spacious living dining kitchen which provides space for both dining and soft seating (or a study area as it is presently) and the fitted kitchen which has a range of base and eye level units with timber worktops and a matching breakfast bar, inset sink unit set below one of the two dual aspect windows, a fitted hob with a contemporary extractor over, built in double oven, integrated dishwasher and space for a fridge freezer. In the living area, wide uPVC double glazed sliding patio doors open to the garden.

To the front of the home is the fourth bedroom which can easily be used as a study or additional sitting room, having fitted cupboards underneath the stairs.

Finally there is a fitted bathroom which has a white suite incorporating a panelled shower bath with an electric shower and glazed screen above plus tiled splash backs and a heated towel rail.

To the first floor the landing has access to the loft and doors to the three bedrooms, the front facing master having fitted wardrobes and cupboards above the double bed recess. Bedroom two also benefits from built in storage. Completing the accommodation is the fitted shower room having a modern white suite incorporating a double shower cubicle with a heated towel rail and front facing window.

**Outside** - To the rear there is a southerly facing garden laid to lawn with paved edging and a gravelled seating area plus a play area. At the top of the garden is an extremely useful timber built and insulated home office, or entertaining space depending on your needs, with power and light and an adjoining shed.

To the front is a block paved driveway and gravelled hardstanding providing off road parking.

what3words: sprawls.ambushes.snippets

**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 A

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

**Our Ref:** JGA/21022025









Ground Floor

**Approximate total area<sup>(1)</sup>**  
1035.39 ft<sup>2</sup>  
96.19 m<sup>2</sup>



Floor 1

(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 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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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