

Applewood Close

Uttoxeter, ST14 7RN



Extremely well maintained modern style detached bungalow providing generously sized accommodation, situated in a quiet cul-de-sac in close proximity to local amenities.

£265,000



John German

For sale with no upward chain involved, viewing and consideration of this delightful bungalow is highly advised to appreciate its room dimensions and layout, condition, plus its pleasant plot and position on the quiet cul-de-sac.

Situated within walking distance to local amenities including 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.

A uPVC part obscure double glazed door opens to the welcoming central hall having a loft, and doors to the accommodation with the living space to the left and bedrooms to the right.

The good size dining kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, a fitted gas hob with an extractor over and a recently replaced electric oven under, plumbing for a washing machine and additional appliance space, plus the wall mounted gas central heating boiler.

Behind is the comfortably sized living room having a focal living flame effect electric fire with a feature surround, side facing window and wide patio doors opening to the brick base and uPVC double glazed constructed conservatory overlooking the rear garden with patio doors to the outside.

The two good size bedrooms can each accommodate a double bed and currently have fitted wardrobes with sliding doors. The spacious master is positioned at the rear of the home.

Completing the accommodation is the fitted shower room having a white suite incorporating a large double shower cubicle with electric shower over, tiled splashbacks, built in airing cupboard and a side facing window.

Outside to the rear, a paved patio leads to a gravelled garden which is enclosed to three sides with beds and borders in need of some attention. To the side is a further paved area with shaped beds and gated access to the front. To the front, there is a garden laid to lawn with shrub beds and a block paved path leading to the front door. A double width driveway provides off road parking, leading to the attached garage which has an up and over door, power and light and a personal door to the rear.

What3words: sparkles.lengthen.laptop
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains. **Water supply:** Mains
Sewerage: Mains. **Heating:** 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk
Our Ref: JGA/24022025
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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