

# Foxglove Avenue

Uttoxeter, ST14 8UN

John German









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£330,000

Stylish home beautifully presented throughout and having been refitted over recent years with a wonderful layout featuring interconnecting reception rooms with a contemporary gas fireplace and views over the south facing rear garden.



The property is situated on the always in demand Birdland development within close proximity to open spaces and the convenience shop found on the estate, with the town centre and its wide range of amenities also within easy reach.

Entrance to the property is via a composite front door leading to a spacious entrance hall with stairs rising to the first floor, understairs storage, and doors leading off to the main living spaces and a courtesy door into the garage. The guest WC is also located off the hallway and is fitted with a low flush WC, washbasin, extensive tiling, heated towel radiator and an extractor fan.

The kitchen has been fitted with a range of white gloss base and eye level units with wood effect worktops, inset stainless steel sink unit, tiled splashbacks, built-in eye level microwave, integrated dishwasher, range cooker with extractor above, side entrance door and uPVC window to the front overlooking the front garden.

The main living room sits to the rear of the property overlooking the rear garden and featuring a contemporary inset gas fire with remote control. The living room is open plan with the dining room which is a lovely space with French doors opening out into the covered pergola.

On the first floor stairs lead to a central landing with a large airing cupboard and doors leading off to the bedrooms and the family bathroom. The bathroom has been refitted with a stylish modern suite with extensive tiling and comprising concealed flush WC, vanity washbasin with storage beneath and an LED lit mirror above and a panelled bath with a mixer shower and glass screen. There is a chrome heated towel radiator, extractor fan and uPVC window to the side.

The master bedroom is a lovely size with plenty of natural light from two south facing uPVC windows overlooking the rear garden and fitted wardrobes. The ensuite has been refitted with a stylish modern suite comprising bowl style washbasin set on a vanity washstand with storage beneath, low flush WC, walk-in shower area with Mira Platinum, digital dual feed shower with rain shower head, extensive tiling to splashback areas with thermostat operated electric floor heating, chrome heated towel rail, extractor fan, LED lit mirror and a uPVC window to the rear.

Bedroom two is a good sized double with an open view down to the trees surrounding Hazelwalls community park.

Bedroom three shares the same views and represents a generous single room with a built-in storage cupboard. The loft has been professionally insulated and boarded.

Outside the property is in a lovely position with a wide mainly lawned front garden and a double width driveway providing ample parking as well as access to the integral single garage with power and lighting connected as well as a newly replaced roller vehicular door.

Gated access to the side of the property leads to a fully enclosed and secure rear garden which enjoys a good degree of privacy. The garden has been thoughtfully landscaped with a spacious paved patio area sitting adjacent to the house featuring a covered pergola with tiled roof with skylights, perfect for outdoor entertaining even in an unreliable British summer. The patio leads onto a well kept lawn with raised planter and ornamental borders. At the end of the garden is a decked seating perfect for catching the morning sun and an insulated timber summerhouse with bi-fold doors and an attached garden store. The summerhouse includes power, lighting and also a projector with screen and built-in ceiling speakers. Ideal for a home office, workout space or hobby room. Externally, the fascias have recently been fully replaced with uPVC and new guttering.

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** 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 D

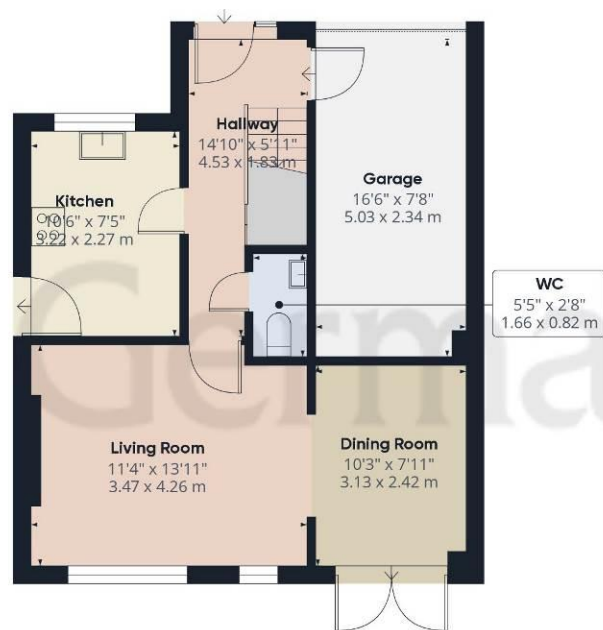
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26022025

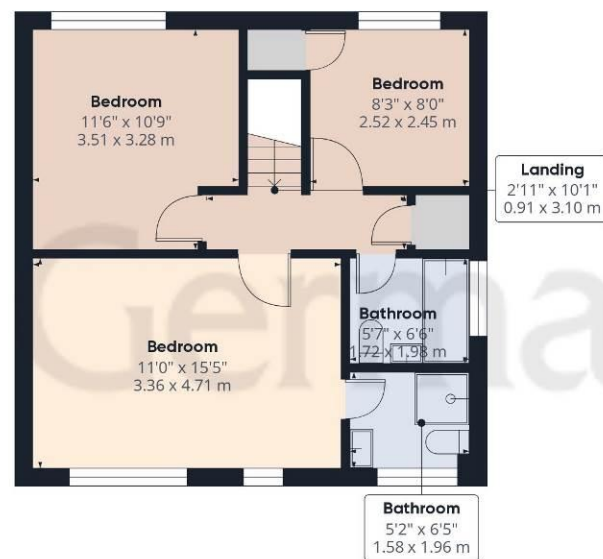








Ground Floor



Floor 1

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

1010.19 ft<sup>2</sup>

93.85 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 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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## Agents' Notes

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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