

# Shipton Drive

Uttoxeter, ST14 7NJ



Perfect for first time buyers or young families having undergone a range of recent improvements including a new kitchen with high gloss units and a breakfast bar as well as a recently refitted bathroom fitted with a four-piece mono chrome suite.

£189,500



John German

Situated on the popular road providing easy access to both local amenities and the town centre with its wide range of facilities.

Entrance to the property is via an entrance lobby with stairs rising to the first floor, a door leading through into the ground floor living spaces and a composite double glazed front entrance door.

The lounge overlooks the front elevation through a large double glazed picture window and there is a feature fireplace forming the focal point of the room with a decorative surround and a granite back and hearth. There is a gas point for a fire if desired.

Moving through to the fully refitted breakfast kitchen which has been refitted with an extensive range of high gloss storage units with wood worktops and a generous matching breakfast bar with storage beneath, inset stainless steel sink unit with flexi hose mixer tap, built-in oven and four ring gas hob with extractor hood over, integrated dishwasher, space for an American style fridge freezer and a double glazed window. A part glazed entrance door leads into the conservatory that provides excellent additional living space with double glazed windows and a polycarbonate roof, power and central heating provided.

On the first floor stairs lead to a central landing with access to a mainly boarded loft space with a pull down ladder. Doors lead off to three bedrooms and a very stylish bathroom that is beautifully fitted out with a full four piece mono chrome suite comprising corner shower, panelled bath, low flush WC and a wash basin with storage beneath, PVC panelling has been fitted to all the splashback areas, a heated towel radiator and two opaque glazed windows to the rear.

Outside to the front of the property is a large tarmaced parking area. Access to the rear garden is via a side passage leading to a lawned rear garden with a block paved patio area adjacent to the house and a composite deck at the end of the garden where there is also a timber garden shed.

**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:** Traditional

**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/04042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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