

Hazel Close

Uttoxeter, ST14 8UT

John 
German





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£350,000

Attractive modern style detached home providing well proportioned and versatile ground floor accommodation, situated on the highly regarded and quiet road in a popular area of town.



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Viewing and consideration of this generously sized family home is highly advised to appreciate the versatile ground floor living space, scope to personalise and make the house your own home, and its delightful plot. Situated on a sought-after road where homes rarely come to the market, enjoying a good degree of peace and quiet. Providing easy access to local amenities and to the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure centre and the multiscreen cinema.

A composite and part obscure glazed door opens to the tiled entrance porch providing a light and airing introduction to the home with a uPVC obscure double glazed door leading to the hallway which has stairs rising to the first floor and an understairs cupboard, and doors to the versatile ground floor accommodation and the fitted downstairs WC which has a modern two piece suite with half tiled walls. Positioned to the rear of the home is the generously sized lounge having a focal living flame effect gas fire and feature surround, and double glazed bifold patio doors opening to the uPVC double glazed conservatory which overlooks the pleasant rear garden, having direct access to the patio. The separate dining room is set to the front of the home having a walk-in bay window providing ample natural light. Also at the front is the dual aspect third reception room, making an ideal family room, playroom or study, depending on your requirements. Currently having curtains opening to a laundry area where there is plumbing for a washing machine and space for further appliances, plus the wall mounted gas central heating boiler. Completing the ground floor space is the fitted breakfast kitchen which has a range of base and eye level units with fitted worktops and a breakfast bar, inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor hood over and built in double electric oven and integrated appliances including a dishwasher, washer dryer and fridge freezer, plus a part obscure double glazed door to the side elevation.

To the first floor, the landing has a built in airing cupboard housing the hot water cylinder, loft access and doors to the four bedrooms, all of which have built in wardrobes, and the rooms to the rear enjoying a far reaching outlook. The impressive front facing master suite extends to the width of the property, having three windows providing an abundance of natural light and an impressive fully tiled en suite shower room which has a modern white suite and storage incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the fully tiled family bathroom, also having a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above.

Outside to the rear, a paved patio with gravelled edging and railings provides a pleasant seating area enjoying a far-reaching view, with steps leading to the tiered garden which is laid to lawn with well stocked borders and decking providing an additional entertaining area. There is a further lawn with paved seating and timber decking with space for sheds. Enclosed to three sides with gated access to the front. To the front is a garden also laid to lawn with a blossom tree and a double width tarmac driveway providing off road parking.

What3words: entitle.poses.portfolio **Our Ref:** JGA/18042025

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 & 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/>

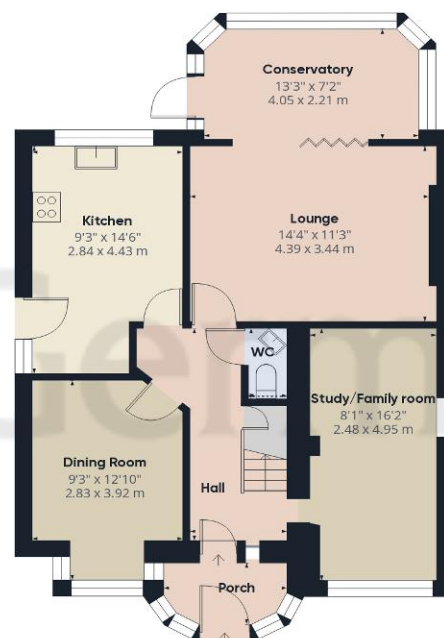
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1314.82 ft²

122.15 m²

Reduced headroom

0.42 ft²

0.04 m²

(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 are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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