

Robin Close  
Uttoxeter, ST14 8TP

John  
German









# Robin Close

Uttoxeter, ST14 8TP

£350,000

Extremely well maintained and immaculately presented modern home providing deceptively spacious family sized accommodation including a large conservatory, situated on the always popular Birdland development.



Internal inspection and consideration of this lovely detached family sized home is highly advised to appreciate its room dimensions and layout, condition, and its exact position. Benefitting from solar panels providing reduced energy costs and an income.

Situated on the well regarded and sought after Birdland development providing easy access to local amenities including the convenience shop and open spaces found on the estate, plus the town centre with its wide range of facilities.

A composite and part obscure double glazed entrance door opens to the welcoming hallway providing a lovely introduction to the home with stairs rising to the first floor having an understairs recess, and doors leading to the ground floor accommodation, the fitted guest cloakroom/WC, and the garage.

Positioned to the rear of the home is the comfortably sized lounge which has a focal living flame effect gas fire and feature surround, and sliding patio doors opening to the hugely impressive brick base and uPVC double glazed constructed conservatory extending to the width of the home providing additional living space overlooking the garden, having underfloor heating and power points, French doors to the garden and a further door to the side.

The dining room is set at the front of the home having a Karndean floor and glazed door and side panel to the hall.

An arch leads to the well planned kitchen having a range of base and eye level units with worksurfaces and an inset sink unit set below the window, an induction hob with a contemporary extractor hood over, built in electric oven and further combination oven, plumbing for both a dishwasher and washing machine, space for a fridge freezer and a door to the side elevation.

To the first floor, there is a walk-in airing cupboard which has an electric heater and doors leading to the four good size bedrooms, with one room having access to the part boarded loft via a fitted pull down ladder.

The front facing master has the benefit of a fitted en suite shower room which has a white suite incorporating a corner shower cubicle with a mixer shower over.

Completing the accommodation is the fitted family bathroom having a four piece suite incorporating both a panelled bath which has a mixer tap and shower attachment and a separate shower cubicle which has a mixer shower over.

Outside to the rear, a paved patio with a raised block paved plinth leads to the garden, which is mainly laid to lawn with borders, enclosed to three sides with gated access to the front. At the front is wide block paved driveway providing off road parking for several vehicles.

Please note, the property benefits from solar panels providing reduced electricity costs and income. The ownership of these will transfer to the buyer.

**What3words:** strut.spoiler.introduce

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

**Our Ref:** JGA/18042025

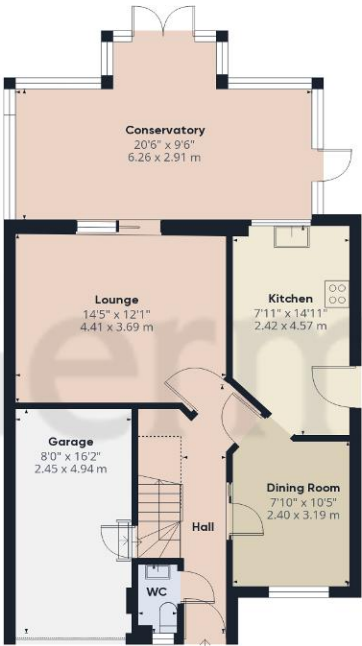
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

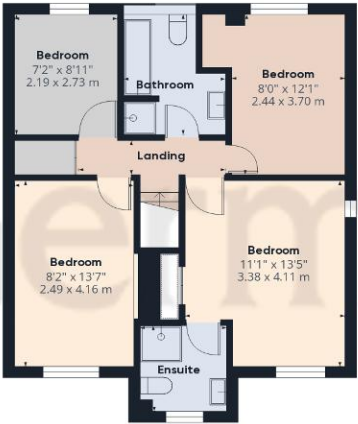








Ground Floor



Floor 1

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

1396.41 ft<sup>2</sup>

129.73 m<sup>2</sup>

**Reduced headroom**

13.76 ft<sup>2</sup>

1.28 m<sup>2</sup>

(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.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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