

Robin Close
Uttoxeter, ST14 8TP

John
German





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Uttoxeter, ST14 8TP

£315,000

Much improved and immaculately maintained modern detached home with double bedrooms, occupying a delightful corner position on the always in demand Birdland development.



An ideal home whether looking to move up or down the property ladder, and for sale with no upward chain involved, viewing and consideration of this turnkey residence is essential to appreciate its condition throughout, room dimensions and its delightful position enjoying a sunny garden and ample parking.

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

Accommodation: A canopy porch with a composite part obscured double glazed entrance door opens to the hall, where stairs rise to the first floor and a door leads to the remodelled ground floor accommodation.

The generously sized lounge has a focal living flame effect electric fire with a feature surround, and a deep walk-in bay window providing natural light.

To the rear of the home is the extremely impressive open plan dining kitchen, immersed in natural light with wide uPVC double glazed French doors providing direct access to the patio and garden. There is an extensive range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over, double electric oven under and an integrated dishwasher, plus a useful under stairs cupboard.

The fitted utility room has the same units as the kitchen with a worktop, plumbing for a washing machine and space for a fridge freezer, a uPVC part obscured double glazed door to the side and a further door to the downstairs fitted WC which has a white two piece suite.

To the first floor the landing has a built-in airing cupboard housing the hot water cylinder and an additional built-in cupboard/wardrobe plus doors leading to the three good size bedrooms, all of which can accommodate a double bed and benefit from fitted wardrobes with mirrored sliding doors. The rear facing master also benefits from a superior fitted ensuite shower room which has a modern white suite incorporating a walk-in shower cubicle with a mixer shower over.

Completing the accommodation is the superior fitted family shower room, also having a modern suite incorporating a large double shower cubicle with a mixer shower over, plus complementary tile splashbacks and half tiled walls.

Outside, to the rear a natural stone effect paved patio with a timber pergola provides a pleasant seating and entertaining area with a dwarf wall and steps leading to the circular lawn which has cobble edging and well stocked borders. Enclosed to three sides and enjoying the sun for the majority of the day, there is also gated access to the front. To the front is a wide block paved driveway providing off road parking for several vehicles, leading to the garage which has an up and over door, power and light, the wall mounted gas central heating boiler and an electric car charging point.

What3Words: arise.siblings.enacts

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 & garage **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

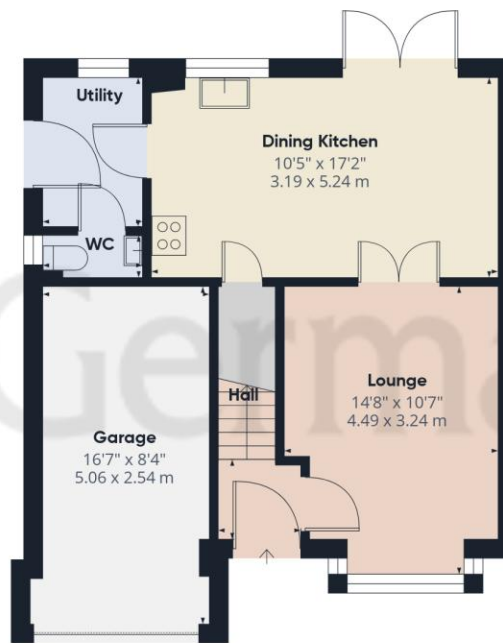
Our Ref: JGA29042025

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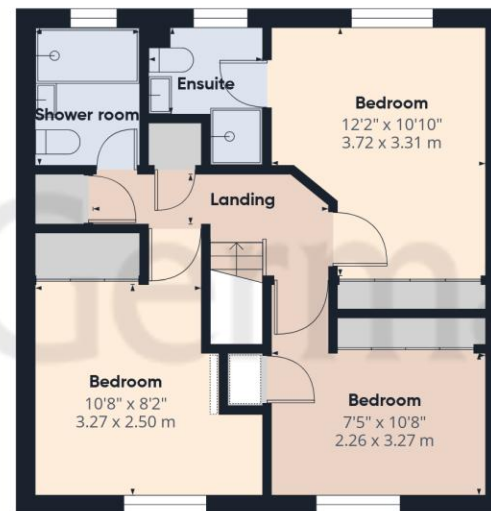


Ground Floor

Approximate total area⁽¹⁾

1047 ft²

97.1 m²



Floor 1

(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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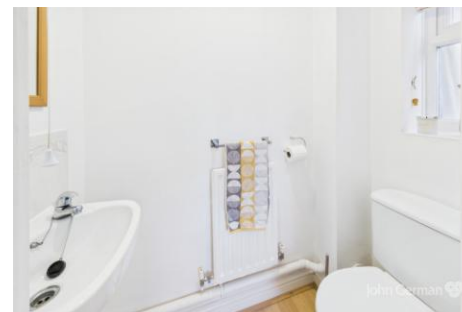
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