

Bartley Lane

Uttoxeter, ST14 5FF

John German





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£285,000

Extremely well presented and maintained modern three storey semi detached home, enjoying an open aspect to the front, occupying a lovely corner position on the quiet cul-de-sac.



Ideal whether looking to move up or down the property ladder, or for your first home, viewing and consideration of this impressive three storey residence is highly advised to appreciate its room dimensions and layout including three double bedrooms, delightful corner position enjoying an open aspect over paddocks to the front, plus the double width driveway and detached garage at the rear.

Built by Bellway homes in 2019 on the popular Bramshall Green development found towards the edge of Uttoxeter but still within easy reach of local amenities including the first school found on the development and Bramshall Road park. The town centre with its wide range of facilities is also nearby as is the A50 dual carriageway linking the M1 and M6 motorways.

Accommodation: A tiled canopy porch with a composite and part obscured double glazed entrance door opens to the welcoming hallway, having stairs rising to the first floor with a useful understairs cupboard and doors to the ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite.

To the rear of the home is the well proportioned lounge which extends to the full width of the property, having a feature wall and wide uPVC double glazed French doors providing direct access to the patio and garden. To the front is the fitted dining kitchen, having a range of base and eye level units with work surfaces and an inset sink unit set below the window which enjoys a pleasant outlook, fitted gas hob with an extractor hood over and electric oven under, plumbing for a washing machine and an integrated fridge freezer.

To the first floor the landing has a built-in airing cupboard and doors leading to two good sized bedrooms which are both able to accommodate a double bed, the room to the front enjoying that lovely outlook. The superior family bathroom has a modern white suite with contrasting tile splashbacks.

Also on the first floor a useful study/reading room has a front facing window and stairs rising to the highly impressive master bedroom overlooking the paddocks to the front, with a rear facing skylight, its own separate dressing room and a superior ensuite shower room, having a modern white suite incorporating a double shower cubicle with a mixer shower over and contrasting tile splashbacks.

Outside: To the rear, a wide paved patio provides a pleasant seating and entertaining area leading to the garden which is laid to lawn, extending to the side of the home, providing a blank canvas to landscape as you wish, with gated access to the front and an external power point. To the front, a lovely low maintenance gravelled fore garden with topiary shrubs extends to the side. To the rear, a double width tarmac driveway provides off road parking leading to the detached garage, which has an up and over door, power and light.

Please note there is a small annual charge of £230.75 per annum for the maintenance of communal areas on the development.

What3Words: novels.promise.denim

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 and 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 C

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

Our Ref: JGA30042025

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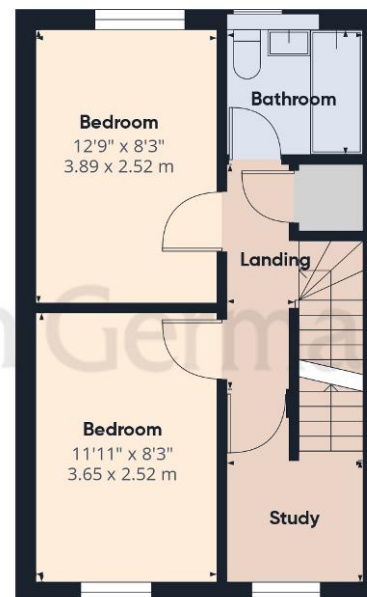
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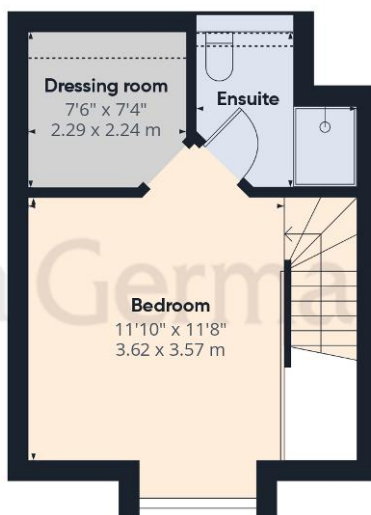




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

942 ft²

87.5 m²

Reduced headroom

11 ft²

1 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 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

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.

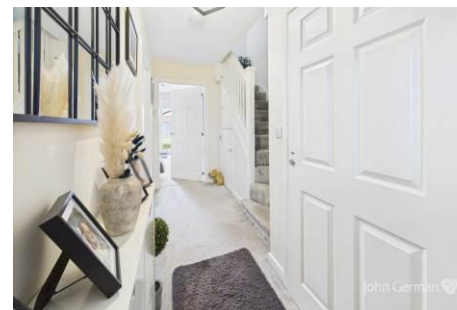
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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