

Westward Close

Uttoxeter, ST14 7BJ



Well maintained detached home providing generously sized accommodation, suitable for a variety of potential buyer types, situated in a quiet and popular area in close proximity to amenities.

£267,500

John German

Whether looking to buy your first home or moving either up or down the property ladder, viewing and consideration of this well proportioned home is highly recommended. For sale with no upward chain, the property is situated in a quiet area of town within close proximity to local amenities including St. Mary's First School, Tesco Express mini supermarket and a public house. The town centre and its wide range of amenities are also within easy reach as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed porch with a tiled floor and side facing window leads to the welcoming hallway where stairs rise to the first floor having a useful under stairs cupboard. Doors lead to the ground floor accommodation plus the garage.

Extending to the full width of the home at the rear is the spacious lounge/dining room immersed in natural light coming back a picture window and wide sliding patio doors overlooking the garden and giving direct access to the patio. Also having a focal living flame effect fire and feature surround in the lounge area.

The fitted kitchen provides space for a dining suite below the front facing window, having a range of base and eye level units with worktops, an inset sink unit set below the side facing window, a fitted electric hob with an extractor hood over and electric oven under, plumbing for a dishwasher and an integrated fridge. A part obscure double glazed door opens to the side.

To the first floor the pleasant landing has a side facing window providing light and access to the loft. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture, the third bedroom has a wardrobe recess.

The fitted family bathroom has a white suite incorporating a panelled bath with a mixer shower over, tiled walls and a built in airing cupboard housing the hot water cylinder. Finally there is the separate family shower room also having tiled walls and a suite incorporating a double shower cubicle with an electric shower over.

Outside - To the rear a paved patio extends to the width of the plot providing a pleasant seating area leading to the garden which is mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants and

gravelled beds in addition to a further paved seating area at the top of the garden. Gates at both sides give access to the front which has a low maintenance gravelled bed with shrubs. A block paved driveway provides off road parking leading to the garage which has an up and over door, power and light, plumbing for a washing machine and direct access into the home.

what3words: buzzards.writing.building
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
Electricity supply: Mains
Sewerage: Mains
Parking: Drive & garage
Water supply: Mains
Heating: Mains 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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