

# Geoff Morrison Way

Uttoxeter, ST14 7SR



Excellent modern semi detached home with well maintained and presented accommodation, occupying a lovely plot and position in a highly desirable location.

£270,000



John German

Whether looking to move up or down the property ladder or for your first home, internal inspection and consideration of this lovely three bedroom/two bathroom home is highly recommended to appreciate its exact position on the highly regarded and sought after Barleyfields development. Built by Lioncourt home in 2018, with this select development situated adjacent to Bramshall Road park.

Providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, modern leisure centre and gyms, plus the multi screen cinema.

Accommodation: A canopy porch with a composite and part obscured double glazed door opens to the welcoming hallway, where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC which has a modern white suite.

The spacious lounge/dining room extends to the full width of the home, having French doors overlooking the pleasant rear garden plus direct access to the patio.

The front facing kitchen has a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with a stainless steel splashback and matching extractor hood over, electric oven under, plumbing for a washing machine and space for a fridge freezer.

To the first floor the landing has built-in storage and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed, with the rooms to the rear enjoying a pleasant outlook.

The front facing master has the benefit of an en-suite shower room, having a white suite incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom, having a white suite and a side facing window providing natural light.

Outside: To the rear, the enclosed westerly facing garden has a paved patio providing a lovely seating and entertaining area leading to the lawn which has well stocked shrub borders and a further paved seating area and space for a shed. To the front is a garden also laid to lawn with a shrub border. A block paved driveway extending to the side of the property provides off road parking.

There is a small annual charge of approx. £166.68 for the maintenance of the communal areas on the development.

What3Words: cleans.finalists.pools

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

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

**Our Ref:** JGA28052025

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Score	Energy rating	Current	Potential
92+	A		96 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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John German  
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
01889 567444  
uttoxeter@johngerman.co.uk

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