

Greenacres Drive

Uttoxeter, ST14 7EB



Modern style semi detached home with a good sized conservatory situated in a popular area of town and for sale with no upwards chain involved.

£200,000



John German

An ideal first step onto the property ladder, home move or buy to let investment, viewing of this semi detached home is highly recommended. Well maintained, but providingscope to personalise and make it your own.

Situated in a popular area of town within close proximity to local amenities including the Tesco Express mini supermarket and a public house, the town centre and the A50 dual carriageway are also nearby.

Accommodation - To the side of the property, a uPVC part obscure double glazed entrance door and side panel opens to the hallway where stairs rise to the first floor and doors lead to the expanded ground floor accommodation.

The spacious lounge extends to the full width of the home having a focal fireplace and an abundance of natural light provided by the wide bow window to the front and an additional window to the side elevation.

The fitted dining kitchen also extends to the width of the home having a range of base and eye level units with worktops and an inset sink unit, fitted electric hob with an extractor over and electric oven under, plumbing for a dishwasher, and an additional appliance space plus a useful understairs cupboard. An opening leads to the good sized conservatory which provides additional living space having power and light, a radiator, plumbing for a washing machine and French doors to the garden.

To the first floor the landing has a built in cupboard and loft hatch. Doors lead to the three bedrooms, the rear facing master extends to the width of the property with a walk in wardrobe area to one side having power and light. Finally there is the fitted family bathroom which has a white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, tiled splash backs and side facing window.

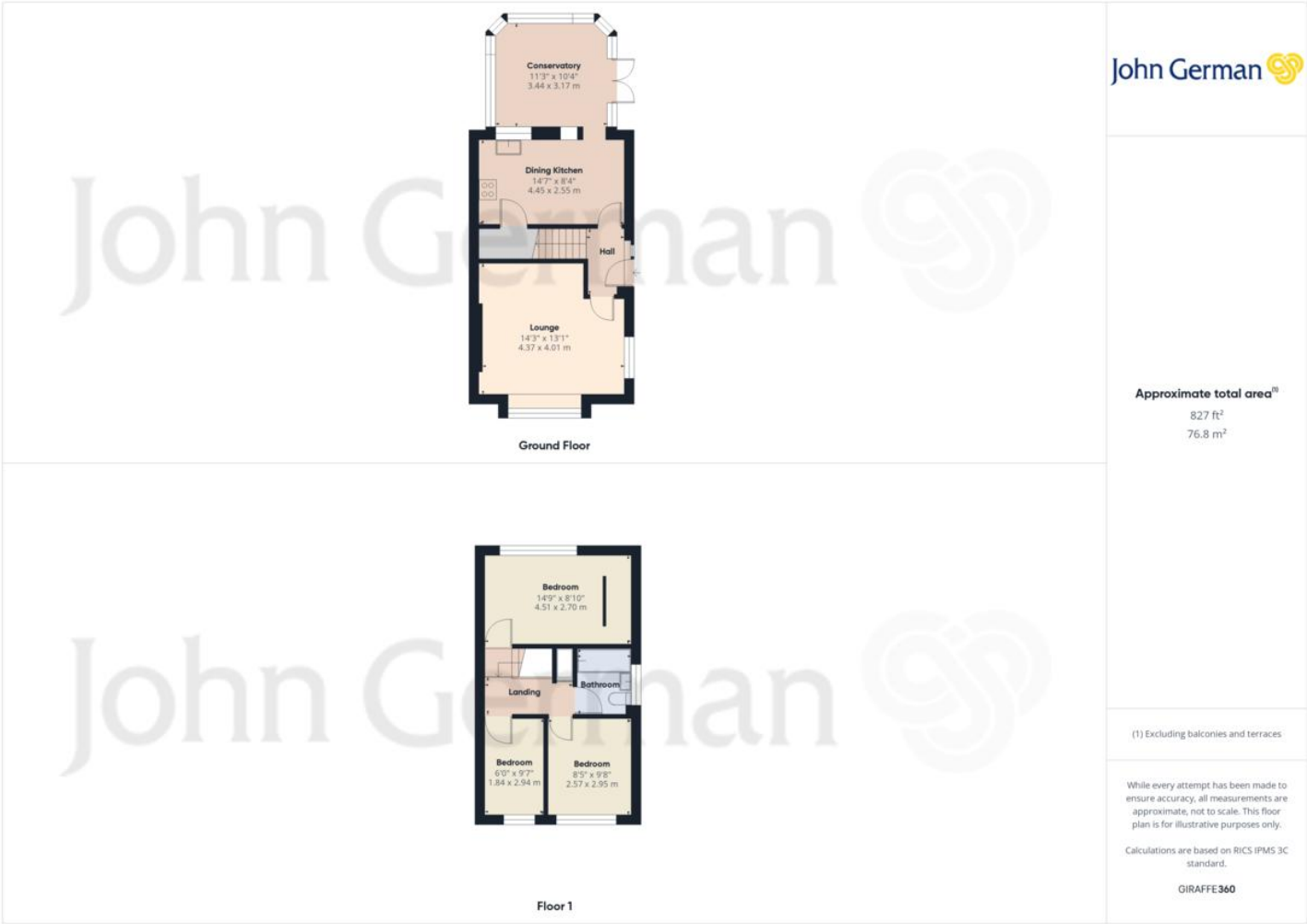
Outside - To the rear, a block paved patio leads to the enclosed garden laid to lawn with gravelled borders and space for a shed.

To the front, a tarmac driveway and gravelled hardstanding with borders provides off road parking leading to the side carport where a gate opens to the rear garden.

what3words: open.caused.hurricane
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 and carport
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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