

Greenfinch Close

Uttoxeter, ST14 8UB

John German



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£379,000

Well presented modern style family sized home with generously proportioned and remodelled ground floor accommodation, occupying a pleasant plot and position on the always popular Birdland development.

Internal inspection and consideration of this excellent family sized residence is essential to appreciate the well proportioned, versatile and balanced accommodation that has been remodelled to the ground floor incorporating a fabulous open plan dining kitchen and garden room plus an additional reception room that could easily be used as a fifth bedroom. Positioned in a quiet cul de sac location where homes rarely come to the market and occupying a lovely good sized plot with the rear garden enjoying a degree of privacy. Situated on the well regarded and always popular Birdland development within walking distance to the convenience shop and open spaces found on the estate plus the town centre with its wide range of amenities.

Accommodation - The welcoming hallway provides a lovely introduction where stairs rise to the first floor having a useful under stairs cupboard and light oak doors lead to the spacious ground floor accommodation. To the front is the comfortably sized lounge which has a wide walk in bay window providing an abundance of natural light and a focal coal effect gas fire with a feature surround. The hugely impressive open plan dining kitchen extends to the full width of the original home having an extensive range of base and eye level units with rounded worktops and an inset sink unit set below the window overlooking the garden. A fitted induction hob has an extractor over along with two built in electric ovens, plumbing for a dishwasher and space for a fridge freezer. In the dining area, a wide arch leads to the versatile garden room overlooking the pleasant garden with French doors leading to the lovely patio providing space for soft seating or a play area, depending on your needs.

The fitted utility has a range of units, work surfaces, an inset sink unit, plumbing for a washing machine and additional appliance space plus the wall mounted gas central heating boiler. A uPVC part obscure double glazed door opens to outside and light oak doors lead to the fitted downstairs WC and the versatile additional reception room, presently used as a bedroom but could also be used as a study, play room etc.

To the first floor the landing has a loft hatch and doors to the four good sized bedrooms, three of which can easily accommodate a double bed with the spacious master having a built in double wardrobe and a superior en suite shower room which has a modern white suite. Completing the accommodation is the fitted family bathroom also having a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, complementary tiled splash back and half tiled walls plus an airing cupboard.

Outside - To the rear a lovely paved patio with brick edging provides a delightful seating and entertaining area which enjoys a degree of privacy leading to the artificial lawn which has well stocked shrub borders and a further matching paved seating area with a pergola and space for a shed. Gated access leads to the front that has an artificial lawn and a wide tarmac driveway providing off road parking.

what3words: impulse.situation.stunning

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

(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/>

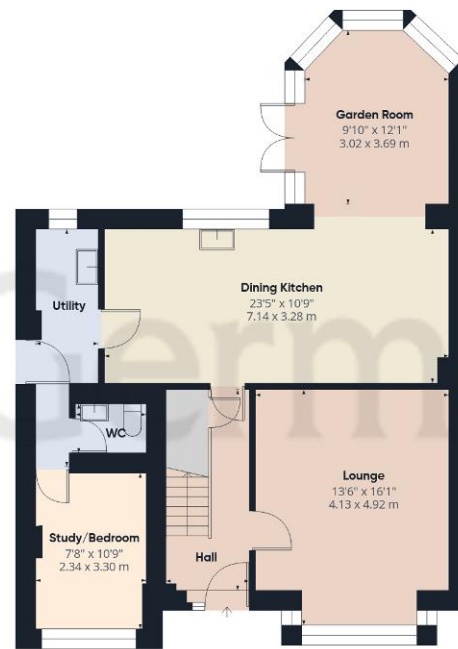
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/05082025







Ground Floor

Approximate total area⁽¹⁾

1404 ft²

130.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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