

Robin Close
Uttoxeter, ST14 8TP

John German



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£325,000

Extremely well presented modern style detached home with much improved accommodation, occupying a pleasant position on the always popular Birdland development.



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Viewing and consideration of this impressive family home is highly recommended to appreciate the amount of work done by the current owners including replacement shower rooms and guest WC, windows and doors and increased parking.

Situated on the always popular and regarded Birdland development in close proximity to the convenience shop and open spaces found on the estate and also within easy reach of the town centre with its wide range of facilities.

Accommodation - A replacement composite part obscure double glazed entrance door opens to the welcoming hallway where stairs rise to the first floor having a useful under stairs recess. Doors lead to the remodelled ground floor accommodation and to the refitted guest cloakroom/WC which has a contemporary white two piece suite.

The open plan lounge dining room extends to the full depth of the home, the lounge area has a bow window to the front and a focal fireplace while the dining area has wide French doors opening to the rear patio and garden.

The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below the rear facing window, a fitted electric hob with an extractor over, built in double electric oven and plumbing for a dishwasher. A doorway leads to the fitted utility room also having a range of units with work surfaces, an inset sink unit, plumbing for a washing machine and additional appliance space plus a part double glazed door providing direct access to the patio and garden.

To the first floor the landing has a built in airing cupboard and access to the loft. Doors lead to the four bedrooms, three of which can accommodate a double bed and the two main bedrooms have built in wardrobes with mirrored sliding doors. The front facing master has the benefit of a refitted en suite shower room which has a contemporary suite incorporating a shower cubicle with a mixer shower over plus tiled walls. Completing the accommodation is the refitted family shower room also having a modern suite with tiled walls and a suite incorporating a double shower cubicle with a mixer shower over.

Outside - To the rear a wide paved patio with a raised border provides a lovely seating and entertaining area enjoying a degree of privacy. Steps lead to the lawn surrounded by well stocked beds and space for a shed.

To the front a wide tarmac driveway provides off road parking for several vehicles leading to the garage which has an up and over door, power and light.

what3words: cabbies.onto.themes.

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 & garage

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 D

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

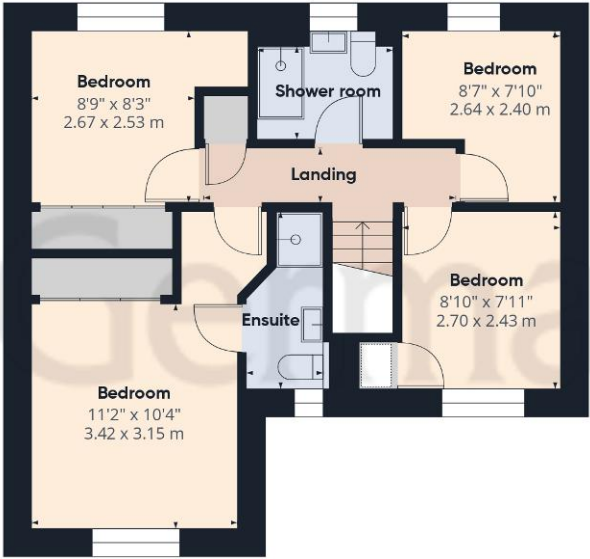
Our Ref: JGA/15082025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1094 ft²
101.6 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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